



ACREAGE FOR SALE

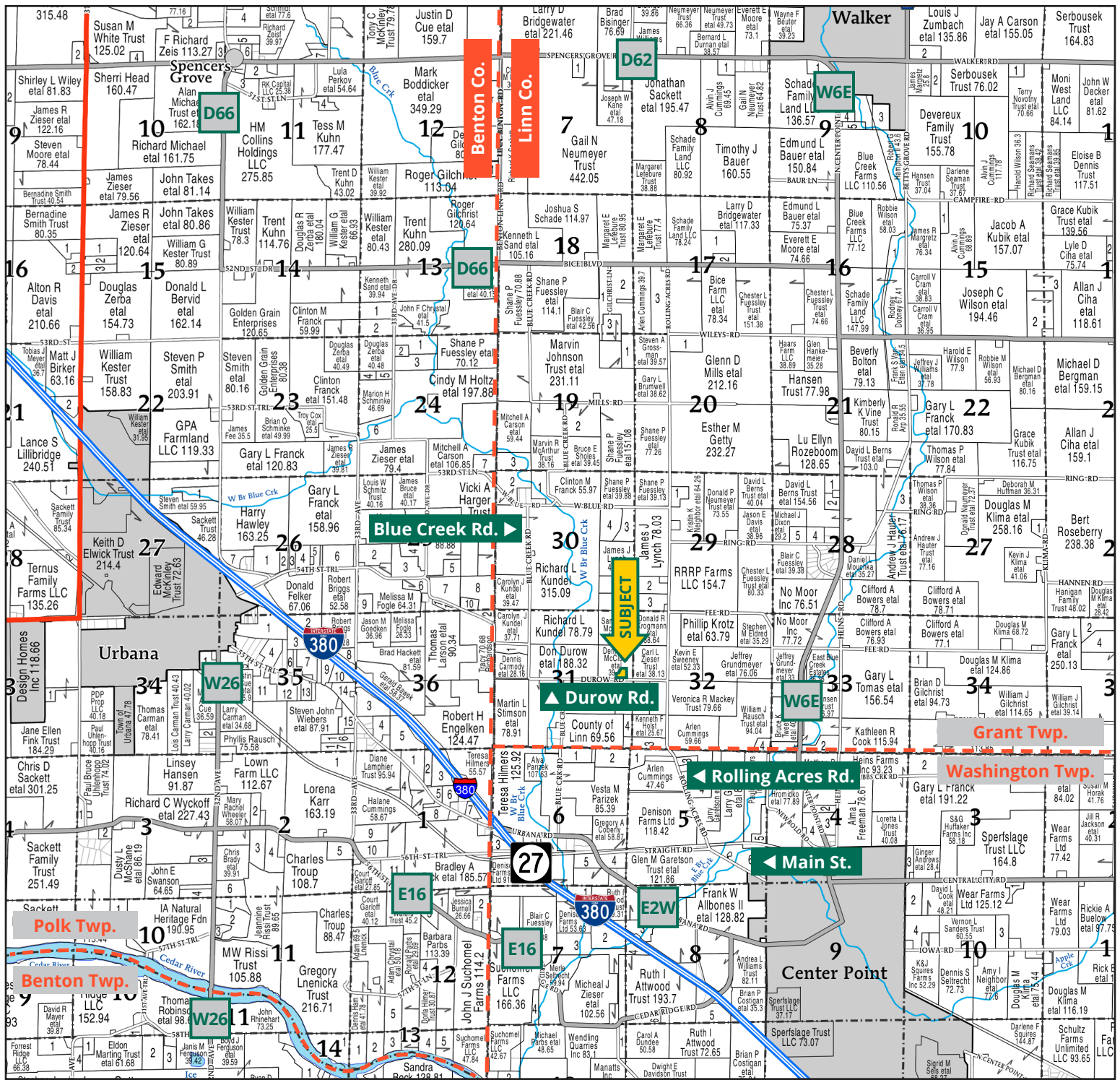
4617 Durow Road, Center Point, IA 52213



TROY LOUWAGIE, ALC
Licensed Broker in IA & IL
319.721.4068
TroyL@Hertz.ag

319.895.8858 | 102 Palisades Road
Mount Vernon, IA 52314-0050 | www.Hertz.ag

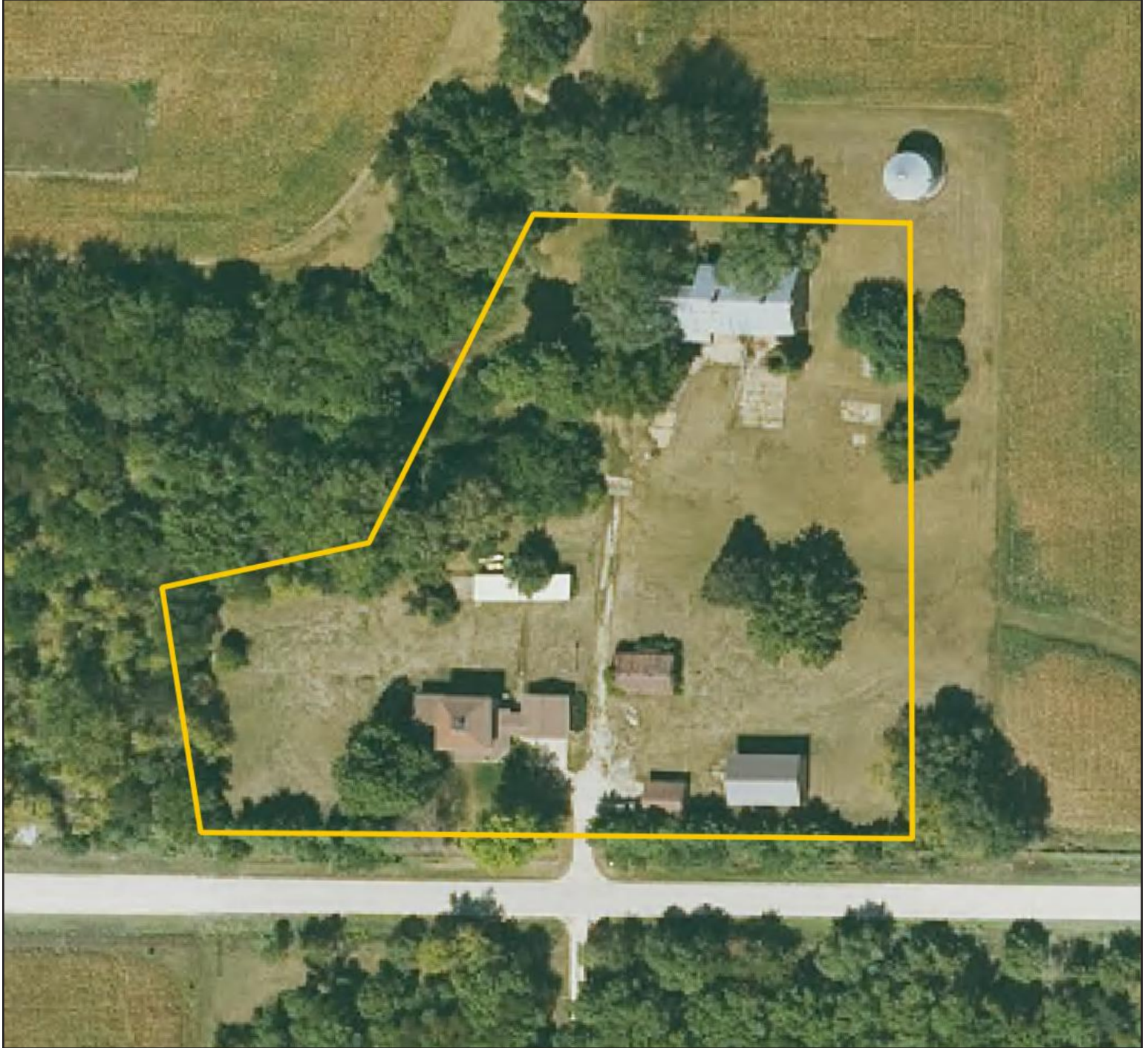
3.43 Acres, m/l
Linn County, IA



Map reproduced with permission of Farm & Home Publishers, Ltd.

319.895.8858 | 102 Palisades Road | Mount Vernon, IA 52314-0050 | www.Hertz.ag

TROY LOUWAGIE, ALIC
319.721.4068
 TroyL@Hertz.ag



Location

From Center Point: ¼ mile northwest on Main St., 1 mile northwest on Rolling Acres Rd. and ¼ mile west on Durow Rd. The property is on the north side of the road.

Simple Legal

Lot 1 of Durow First Addition in the SE¼ NE¼, Section 31, Township 86 North, Range 8 West of the 5th P.M., Linn County, Iowa. *Final abstract/title documents to govern legal description.*

Address

4617 Durow Rd.
Center Point, IA 52213

Price & Terms

- \$419,500.00
- 5% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2025-2026: \$3,938.00*

Surveyed Acres: 3.43

Net Taxable Acres: 3.43

**Taxes estimated due to recent survey of property and tax parcel split. Linn County Treasurer/Assessor will determine final tax figures.*

School District

Center Point-Urbana Community School District

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

This is a level lot.

Drainage

The drainage is natural.

House

The acreage includes a well-maintained two-story house with 2,200 finished square feet of living space. The main level consists of an eat-in kitchen with wood cabinetry, living room with built-in entertainment stand, sun room, bedroom with walk-in closet, a full bathroom and a three-quarter bathroom, and a laundry room. On the second level, there are four bedrooms. The southwest bedroom does not have a closet. The basement has a limestone foundation and includes a newer furnace, hot-water heater, pressure tank and breaker box. A nice breezeway connects the home to the two-stall garage.

Outbuildings

There is a 30' x 45' machine shed that was built in 2015 with 14' side walls. Other outbuildings include a 28' x 58' flat barn (1920), a 32' x 35' utility building (1920), a 26' x 38' utility building (1920), a 14' x 65' insulated wood shop with LP heater (1900) and a 11' x 14' lean-to (1950).

Water & Well Information

The well is located northwest of the house. There is an older well near the livestock barn that is not in use.

Septic System

The septic system is located north of the house. The current septic system has failed the Time of Transfer Inspection. A new septic system will be installed prior to closing.

LP Tank

There are three LP tanks north of the shop and a smaller LP tank by the detached garage. These LP tanks will be sold with the property. Buyer to reimburse Seller for any remaining LP at closing.

Trees

Linn County Secondary Roads will remove the trees and fencing along the road in December 2025. This work is required by Linn County as a condition of the Farmstead Split.

Comments

This is an attractive farm house located north of Center Point with nice outbuildings for storage or livestock.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate.

319.895.8858 | 102 Palisades Road | Mount Vernon, IA 52314-0050 | www.Hertz.ag

TROY LOUWAGIE, ALC

319.721.4068

TroyL@Hertz.ag

Southeast Corner of House



Northeast Corner Looking Southwest



Living Room



Four-Seasons Room



Kitchen



Kitchen



Bedroom



Bedroom



Full Bathroom



Three-Quarter Bathroom



Machine Shed



Machine Shed



Wood Shop



Utility Building/Detached Garage

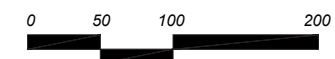
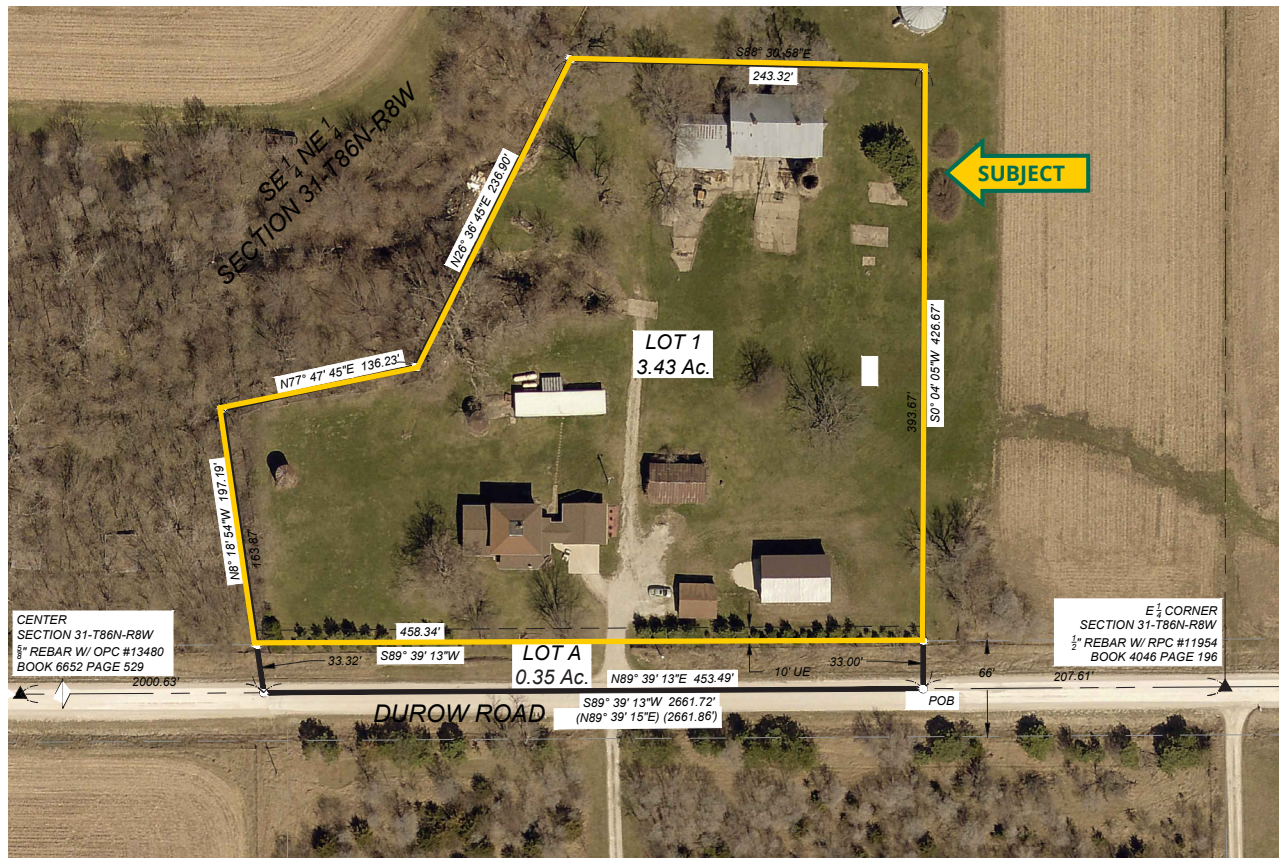


Barn



Southeast of Building Site





- ▲ FOUND SECTION CORNER
- FOUND 5/8" REBAR W/ LINN CO. YPC OR AS LABELED
- △ SET SECTION CORNER
- SET 1/2" REBAR W/ YPC #17543
- POB POINT OF BEGINNING
- () RECORDED AS
- SCM 4"x 4" CONCRETE POST w/DISK
- UE UTILITY EASEMENT
- YPC YELLOW PLASTIC CAP
- OPC ORANGE PLASTIC CAP

- BORDER
- CENTERLINE
- PROPERTY LINE
- - - SECTION LINE
- - - ADJACENT PROPERTY/ROW

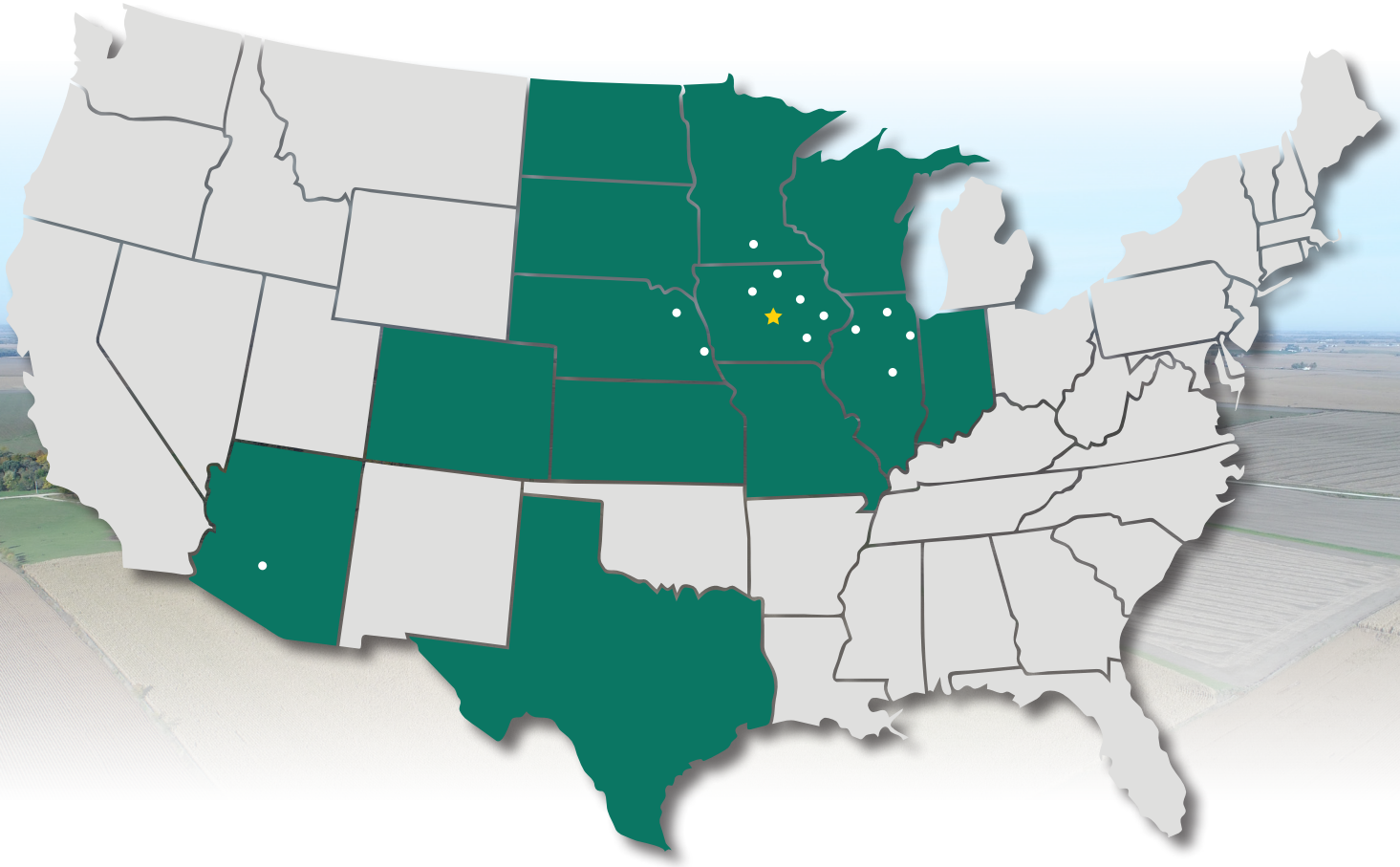
LEGAL DESCRIPTION

A part of the SE ¼ NE ¼, Section 31, Township 86 North, Range 8 West of the 5th Principal Meridian, Linn County, Iowa, described as follows:

Commencing as a point of reference at the E ¼ Corner of said Section 31; thence S89°39'13"W along the south line of said SE ¼ NE ¼, 207.61 feet to the Point of Beginning; thence S89°39'13"W along said south line, 453.49 feet; thence N08°18'54"W, 197.19 feet; thence N77°47'45"E, 136.23 feet; thence N26°36'45"E, 236.90 feet; thence S88°30'58"E, 243.32 feet; thence S00°04'05"W, 426.67 feet to the Point of Beginning, containing 3.78 acres which includes 0.35 acres of road right of way.

PROPERTY 4617 DUROW ROAD
LOCATION: CENTER POINT, IA 52213

MAKE THE MOST OF YOUR FARMLAND INVESTMENT



Real Estate Sales and Auctions
Professional Buyer Representation
Certified Farm Appraisals
Professional Farm Management

319.895.8858 | 102 Palisades Road | Mount Vernon, IA 52314-0050 | www.Hertz.ag

TROY LOUWAGIE, ALC
319.721.4068
TroyL@Hertz.ag