

## Winterowd Farm

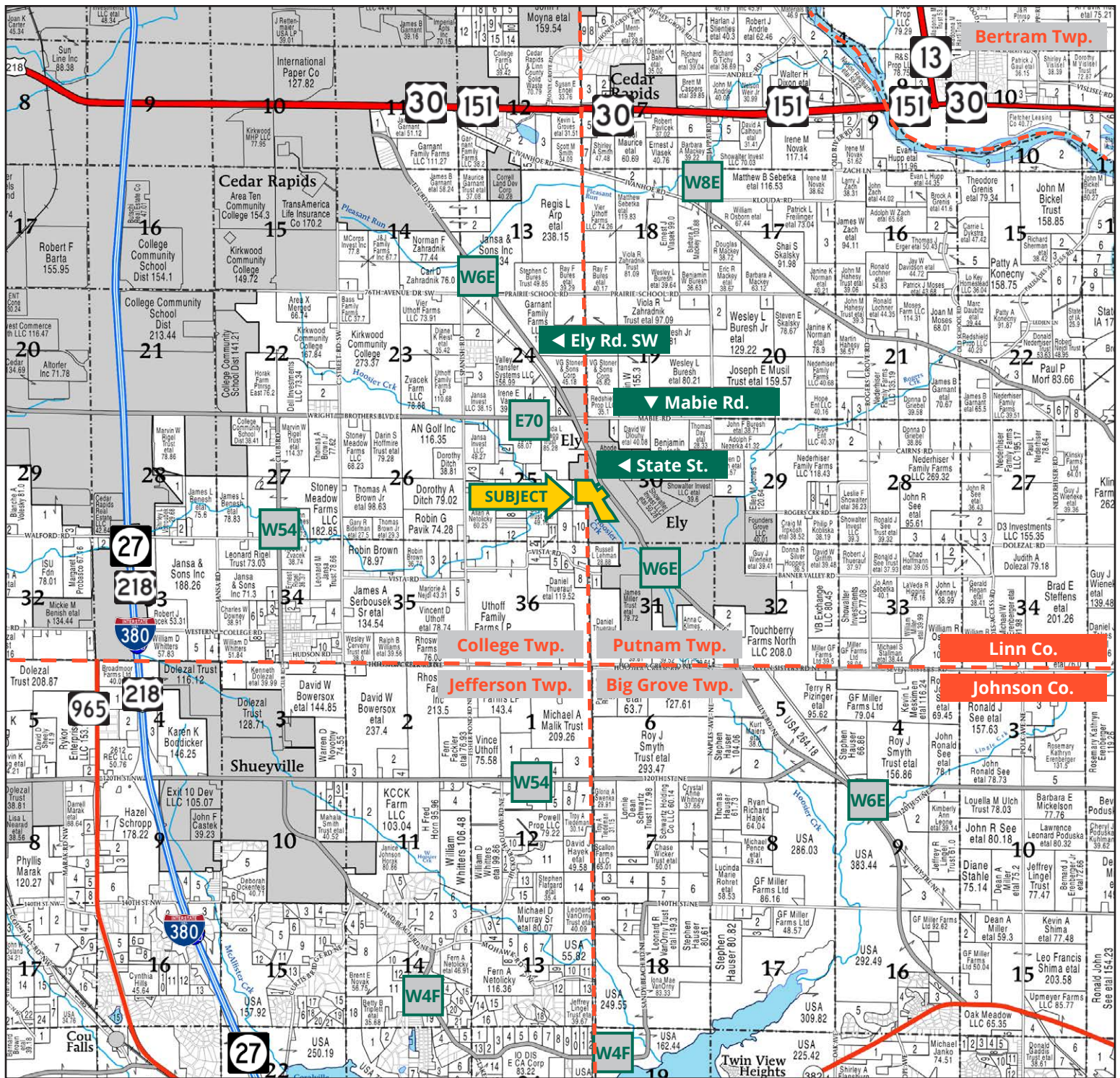


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Mount Vernon, IA 52314-0050 | [www.Hertz.ag](http://www.Hertz.ag)

**40.41 Acres, m/l**  
**Linn County, IA**



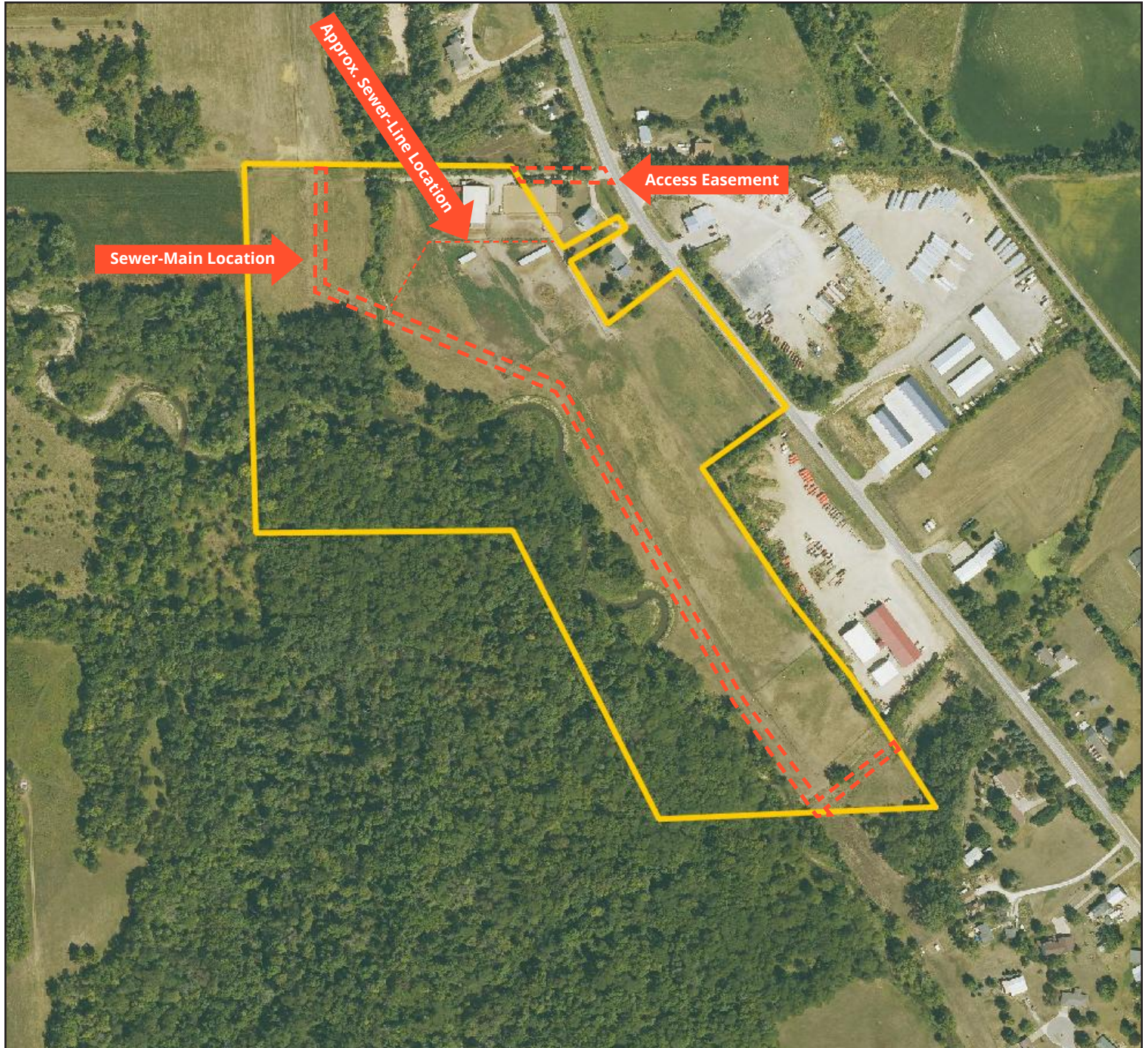


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### Location

From Ely: At the intersection of Mabie Rd. and Ely Rd. SW, ½ mile south on Ely Rd. SW; Ely Rd. SW becomes State St. Continue on State St. ¼ mile south. The property is on the west side of State St.

### Simple Legal

Lot 1 of Toom's First Addition to Ely, Iowa and Parcel 'B' of Plat of Survey #618, part of Section 25, Township 82 North, Range 7 West of the 5th P.M. and also part of Section 30, Township 82 North, Range 6 West of the 5th P.M., Linn County, Iowa. *Final abstract/title documents to govern legal description.*

### Price & Terms

- \$484,920.00
- \$12,000/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

### Possession

Negotiable.

### Real Estate Tax

Taxes Payable 2025-2026: \$1,354.00  
Gross Acres: 40.41  
Net Taxable Acres: 39.85

### Lease Status

Farm lease is open.

### FSA Data

This farm is not currently enrolled in the farm service program.

### Mineral Rights

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

### Land Description

The farm is level to gently rolling.

### Drainage

Drainage is natural.

### Buildings/Improvements

A well-appointed 60' x 102' pole barn, constructed around 1990, includes three lean-tos. The main level of the barn features a spacious indoor riding arena, seven standard stalls, and one oversized 10' x 12' stall. The heated portion of this level offers eight additional stalls, a tack room with its own bathroom, and a convenient wash rack. Upstairs, recently renovated caretaker quarters provide two bedrooms, a kitchen/living area, and a full bath. Two open-front horse shelters are found in the fenced paddocks.

### Water & Well Information

Water is supplied by a well. The well is shared with the property to the east.

### Sanitary Sewer & Easement

This property connects to the city sewer system. There is a large sewer main running through the farm from north to south. A sewer line connects the house to the east with the sewer main. An easement will be created to provide maintenance access to the sewer line.

### Natural Gas

This property connects to a natural gas line.

### Timber/Creek

Hoosier Creek passes through the property. West of the creek is a mature stand of timber with a mixture of walnut, oak, hackberry and elm trees.

### Zoning

This property is currently zoned R-1. We are in the process of rezoning the property to A-1, allowing it to continue to be used as a horse boarding facility.

### Access Easement

An easement will be granted to allow access through the northeast corner of the property.

### Comments

With a prime location just off State St. in the City of Ely, this property features a riding arena, horse stalls, and multiple small paddock pastures, making it an excellent setup for a horse boarding facility.

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.

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Southwest Corner Looking Northeast



Pasture



Horse Barn





Horse Barn



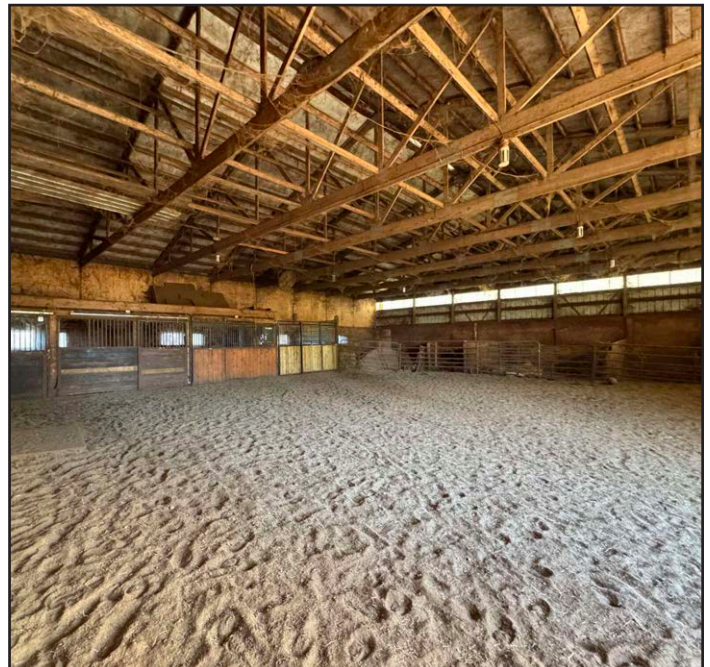
Horse Stalls



Riding Arena



Riding Arena





Caretaker's Loft Bedroom #1



Caretaker's Loft Bedroom #2



Caretaker's Loft Kitchen/Living Area



Caretaker's Loft Bathroom





Southwest Corner Looking Northeast



Southeast Corner Looking Northwest



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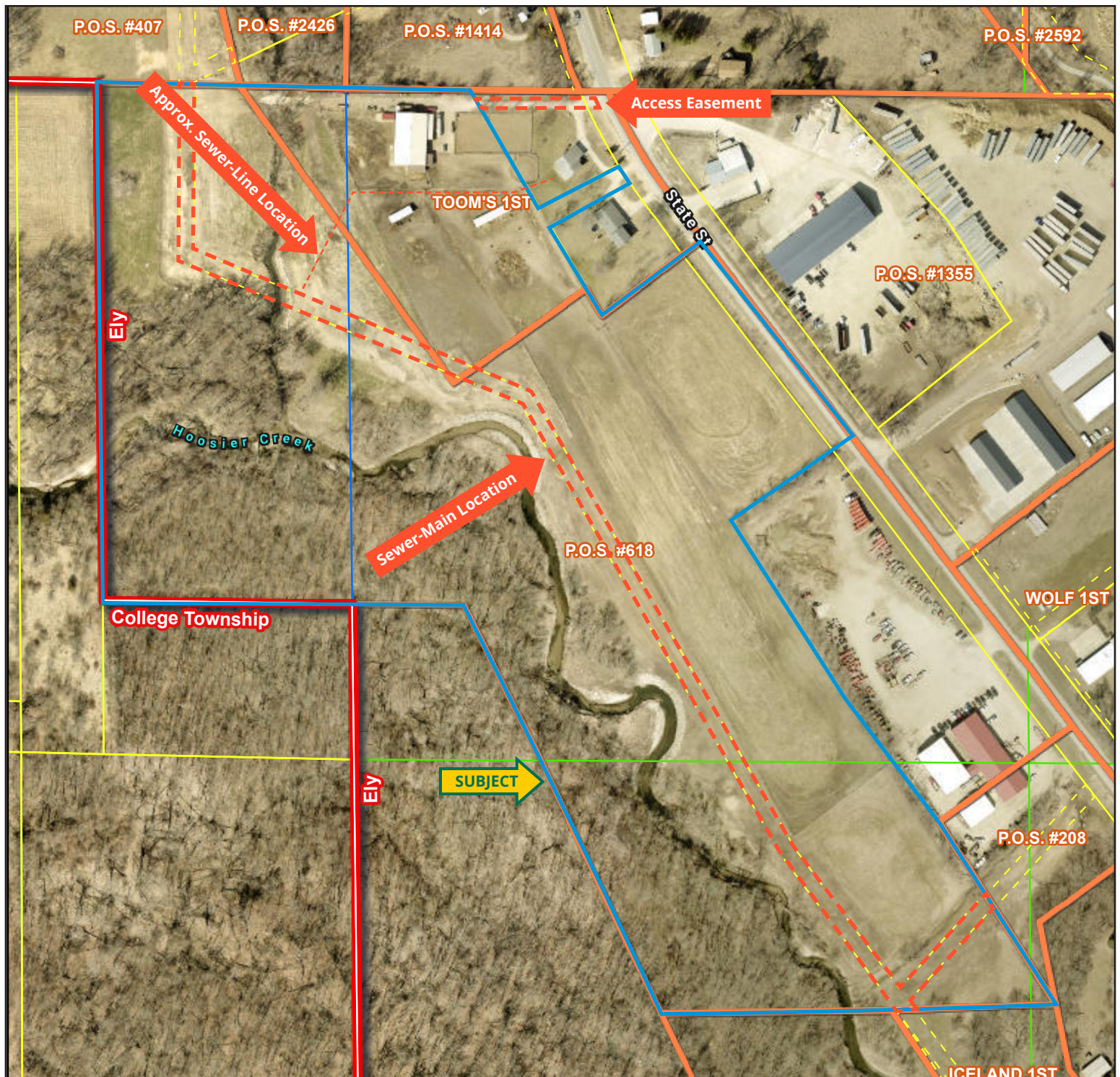
Northeast Corner Looking Southwest



Northwest Corner Looking Southeast

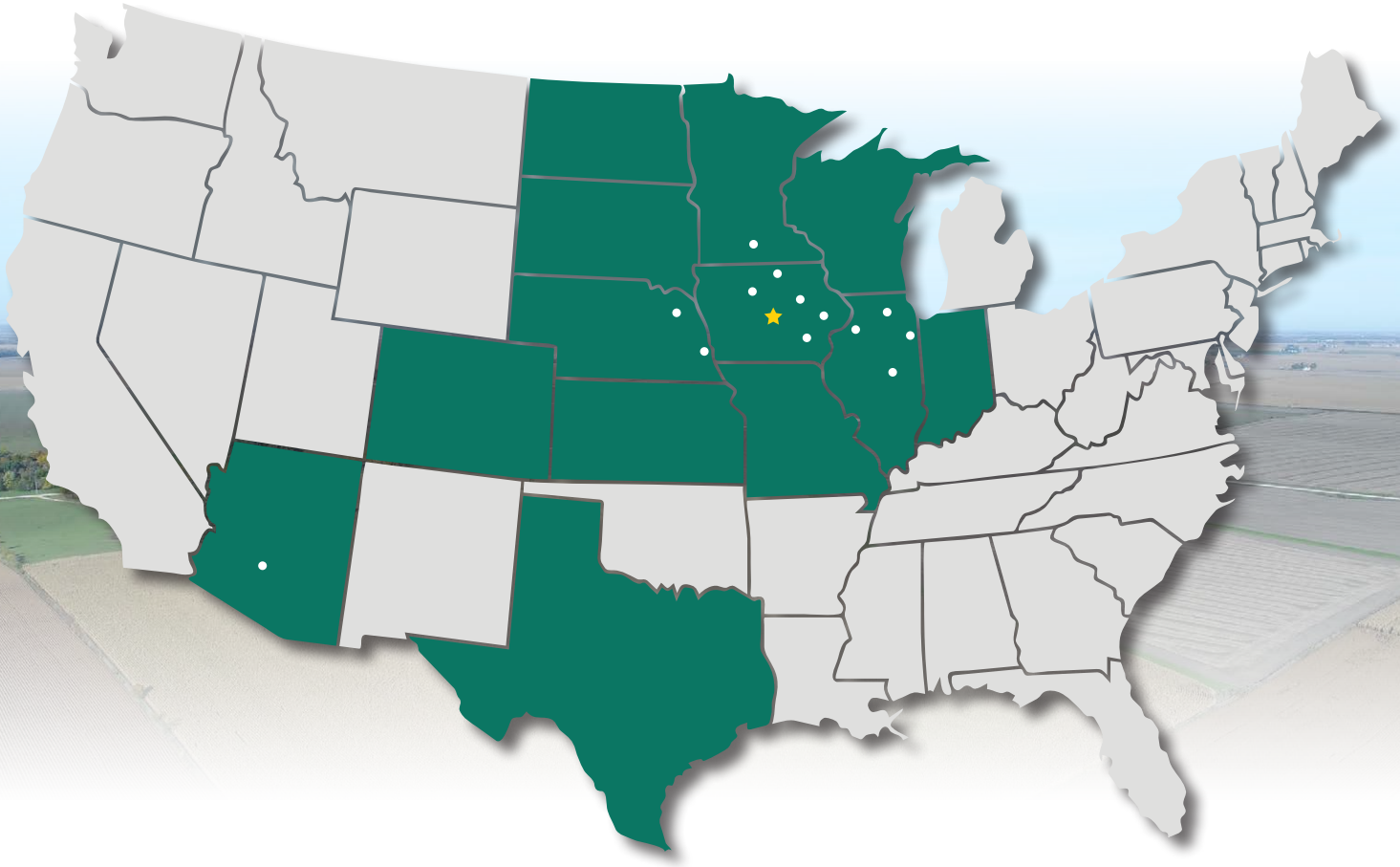








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