

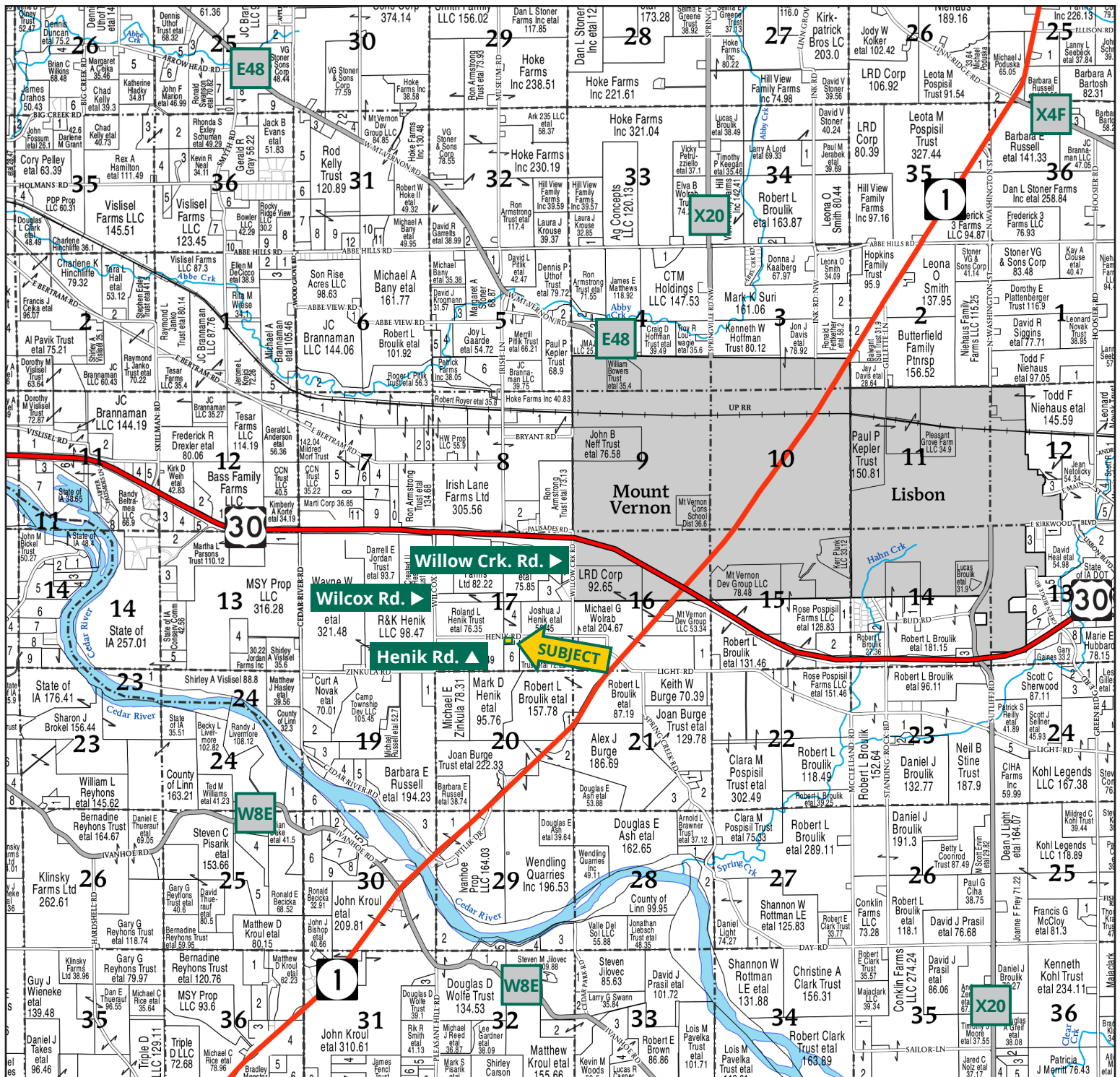
Buildable Lot Southwest of Mount Vernon



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Mount Vernon, IA 52314-0050 | www.Hertz.ag

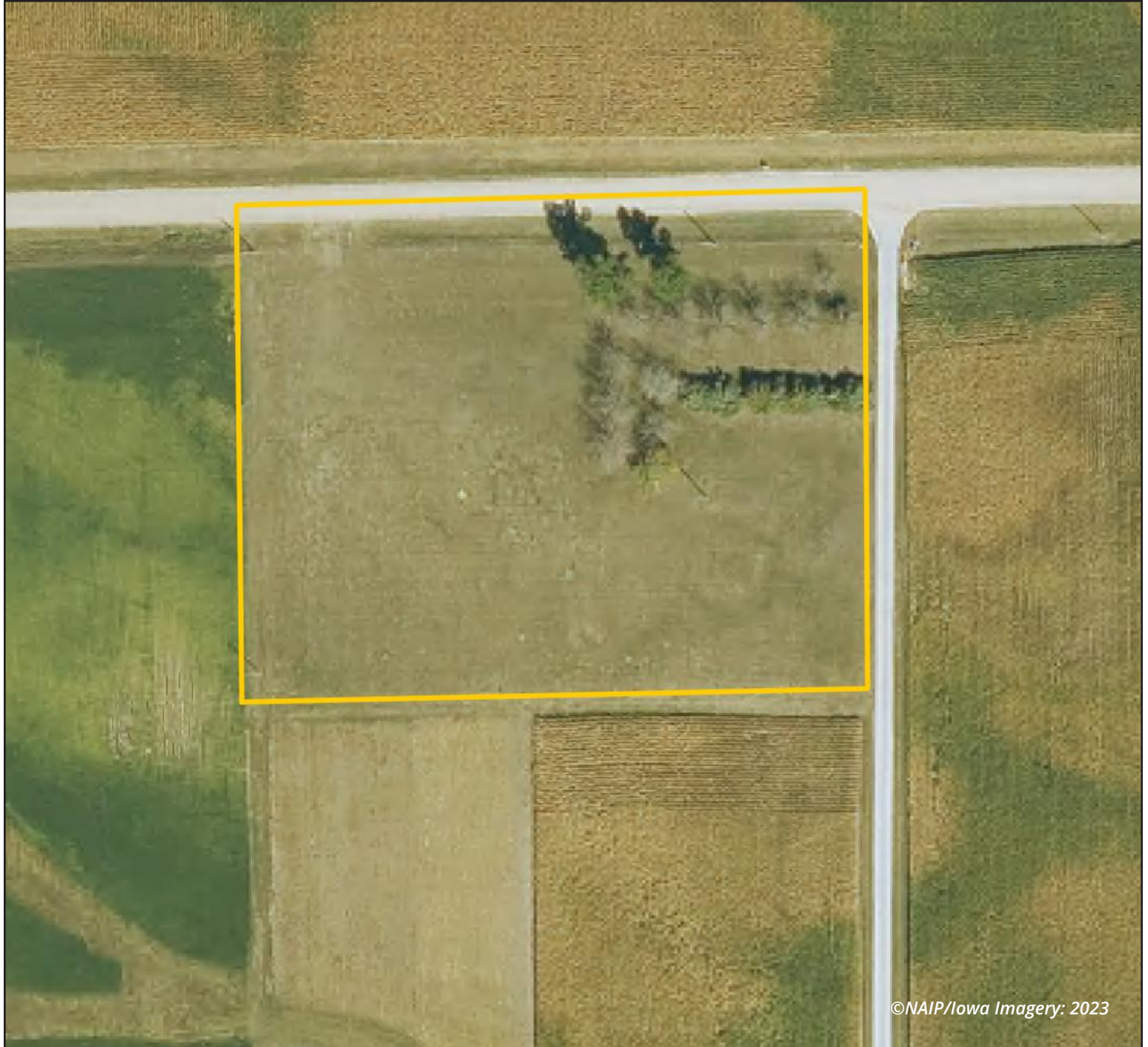
2.73 Acres, m/l
Linn County, IA



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Location

From Mount Vernon: At the intersection of US-30 & Willow Creek Rd., $\frac{3}{4}$ mile south on Willow Creek Rd. and $\frac{1}{2}$ mile west on Henik Rd. The property is on the south side of the road.

Simple Legal

Parcel A (POS #2444) and Parcel A (Revised POS #1019), excepting therefrom Parcel B (POS #2444), in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 17, Township 82 North, Range 5 West of the 5th P.M., Linn County, Iowa. *Final abstract/title documents to govern legal description.*

Address

898 Henik Rd.
Mount Vernon, IA 52314-9657

Price & Terms

PRICE REDUCED!

- ~~\$199,000.00~~ \$194,000.00
- 5% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2025-2026: \$64.00
Gross Acres: 2.73
Tax Exempt Road ROW Acres: 0.29
Net Taxable Acres: 2.44
Tax per Net Taxable Acre: \$26.22

Lease Status

No lease is in place.

Mineral Rights

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

Land Description

The topography is gently rolling.

Drainage

Drainage is natural.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

Build your dream home on this attractive, buildable lot offering scenic views just outside Mount Vernon. This desirable property provides a peaceful rural setting with convenient access to town amenities, making it an ideal location for your future home.



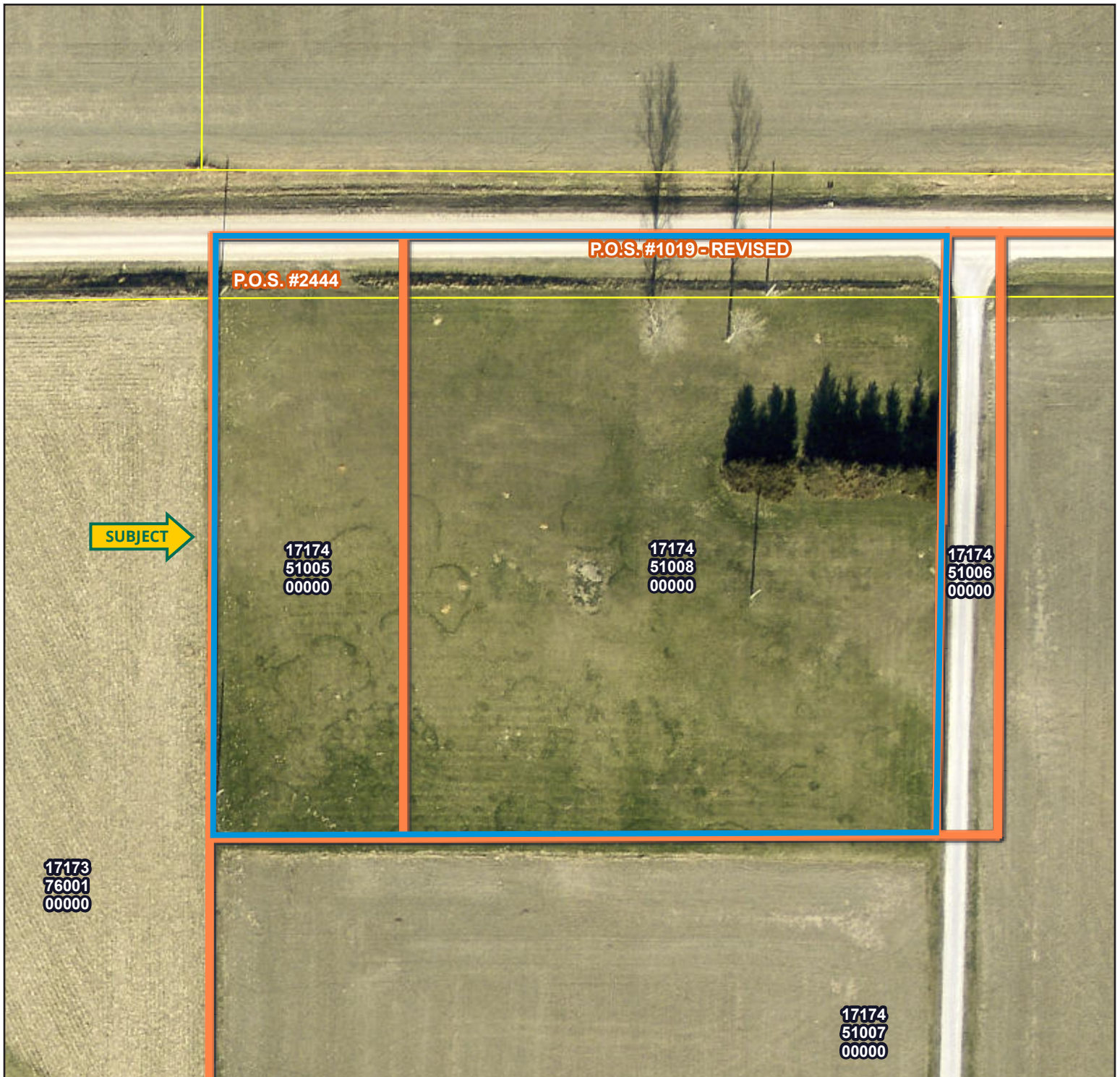
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate.

Northeast Corner Looking Southwest

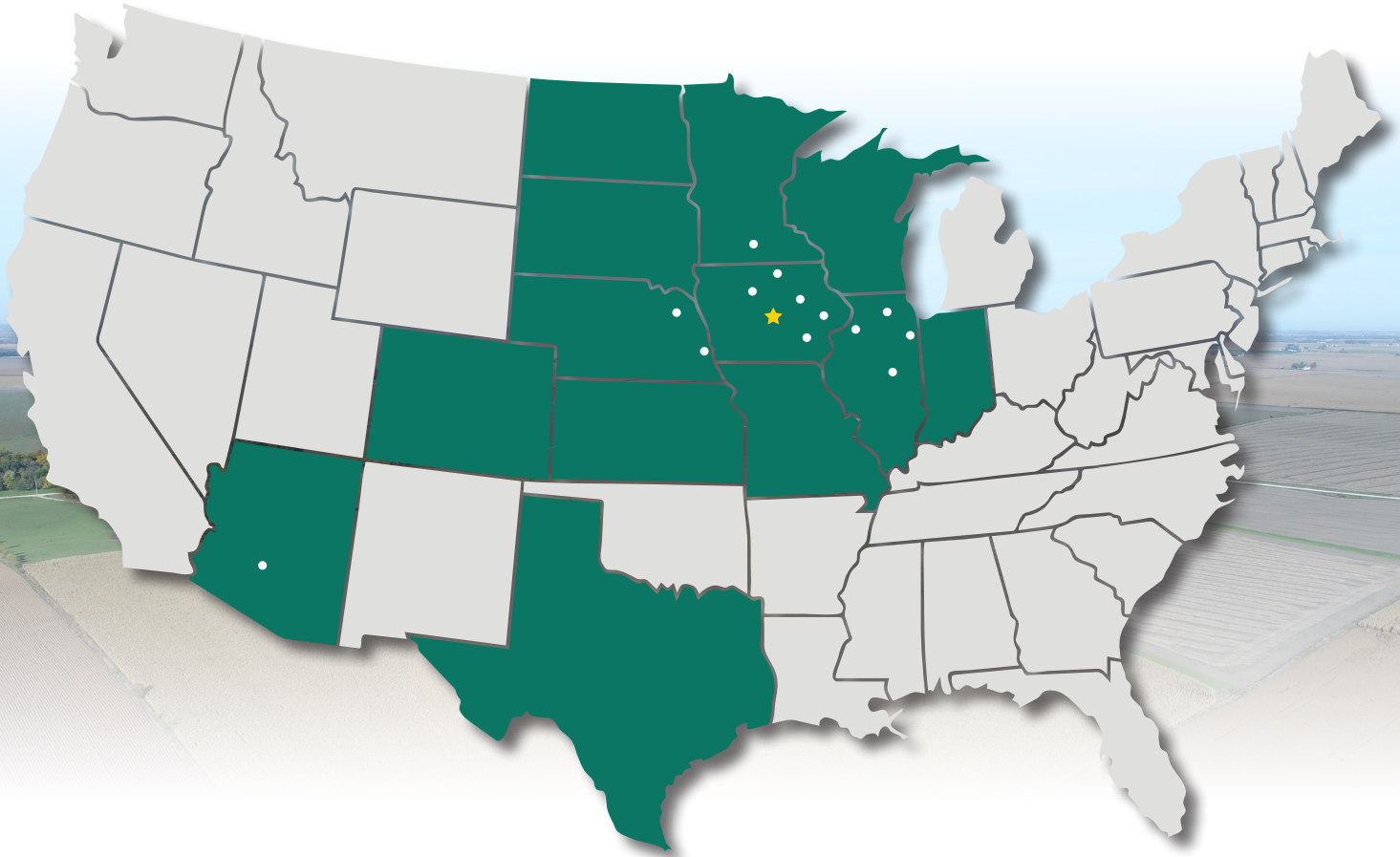


Southwest Corner Looking Northeast





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