

# Acresage For Sale

**ACREAGE:**

**6.91 Acres, m/l**

**LOCATION:**

**Linn County, IA**



## Property Key Features

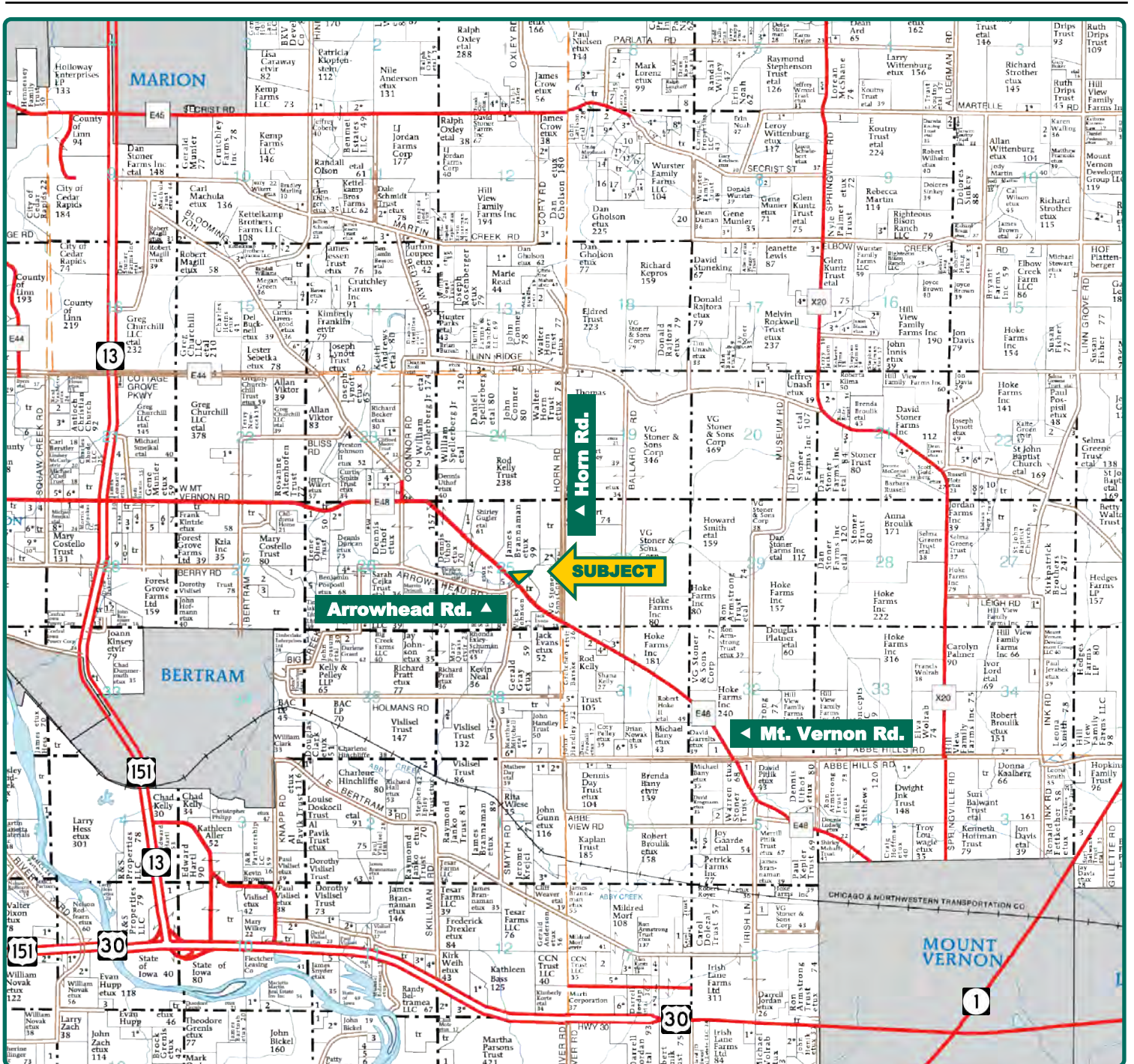
- Located between Cedar Rapids and Mt. Vernon—along Mt. Vernon Road
- Includes a well-cared-for 1¾ story home
- Nice outbuildings for storage or livestock

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<b>Total Living SF:</b>	<b>1,376</b>
<b>Bedrooms:</b>	<b>2</b>
<b>Bathrooms:</b>	<b>1</b>
<b>Year Built:</b>	<b>1913</b>
<b>ADDRESS:</b>	
	<b>1281 W Mount Vernon Rd. Mount Vernon, IA 52314</b>

## Property Information

**6.91 Acres, m/l**

### Location

**From Intersection of Highway 13 and Mt. Vernon Road:** 3½ miles east on Mt. Vernon Road.

**From Mt. Vernon:** 3½ miles west on Mt. Vernon Road.

### Legal Description

Lot 1, Happy Valley First Addition to Linn County, Iowa.

### Price & Terms

- \$299,500
- 5% down upon acceptance of offer; balance due in cash at closing

### Possession

Negotiable.

### Real Estate Tax

Taxes Payable 2019 - 2020: \$1,520.00  
Net Taxable Acres: 6.91

### School District

Mt. Vernon Community School District.

### Home

This is a well-cared-for two-bedroom, one-bathroom home located along Mount Vernon Road. It includes attractive hardwood trim and flooring with a partial open oak staircase.

### Main Level

**Kitchen:** 12' x 12'; plywood cabinets, Kenmore refrigerator, vinyl flooring.

**Pantry:** 5' x 7'; built-in cabinets, countertop.

**Dining Room:** 19' x 12'; oak flooring.

**Living Room:** 22' 8" x 12'; ceiling fan, oak flooring.

**Enclosed Porch:** 7' x 31'; wood flooring.

### Second Level

**West Bedroom:** 12' x 12'; two large walk-in closets, ceiling fan, wood flooring.

**East Bedroom:** 12' x 12'; two large walk-in closets, ceiling fan, wood flooring.

**Bonus Room:** 9' x 7'; vinyl flooring.

**Bathroom:** 5' x 9'; tub, shower, sink, stool, vinyl flooring.

### Basement

Poured foundation with washer/dryer hookup.

**Hot Water Heater:** 50-gallon, electric.

**Breaker Box:** located on east wall.

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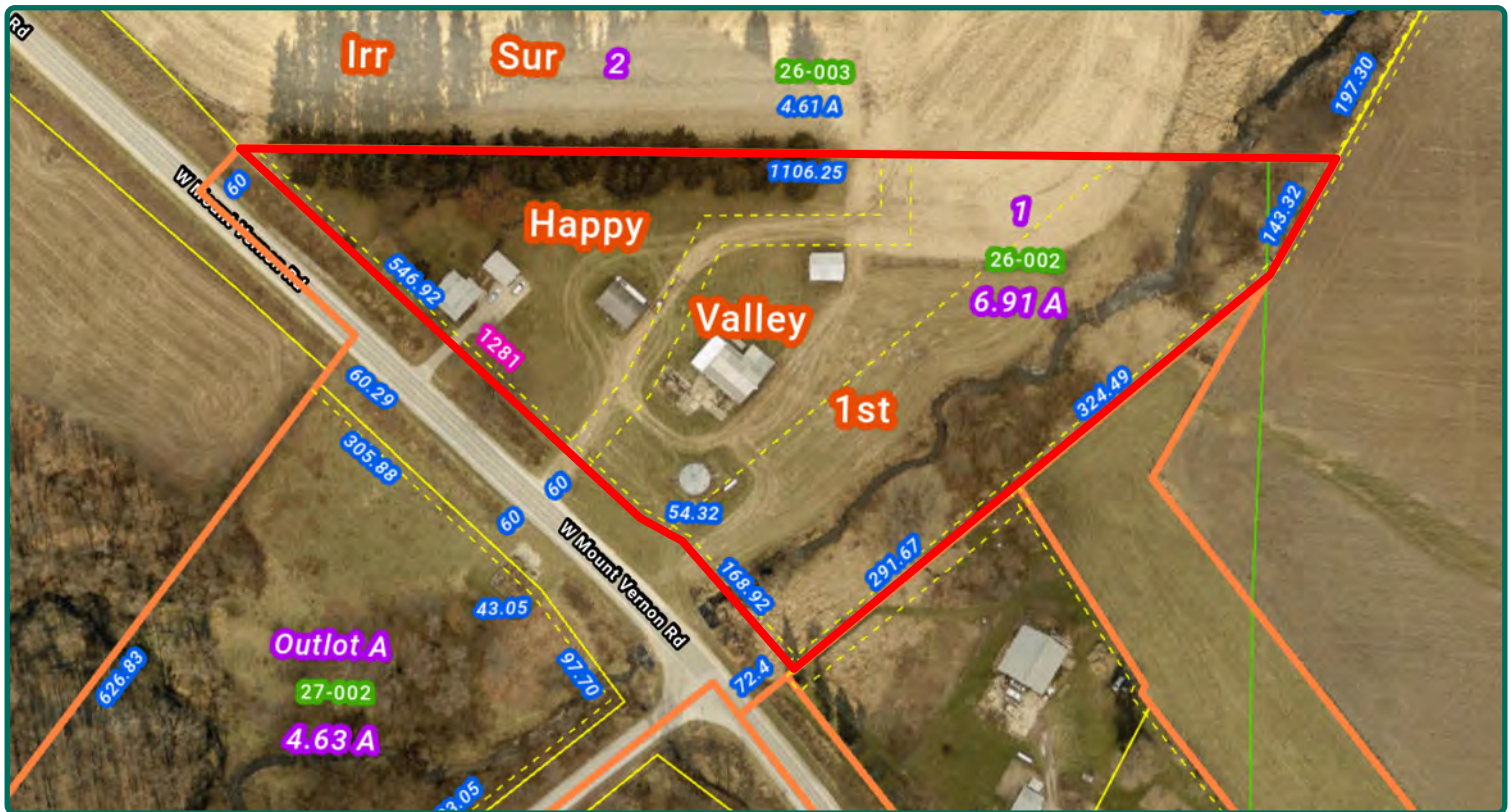
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**Pressure Tank:** there is a newer pressure tank for the well.

**Furnace/Air Conditioner:** newer system.

### Garage

20' x 30'; one stall, electric door opener, concrete floor.

### Buildings/Improvements

**Machine Shed:** 26' x 40'; asphalt roof, concrete floor.

**Corn Crib:** 24' x 32'; steel roof.

**Barn:** 49' x 36'; with nice open hayloft.

**North Lean-to:** 16' x 28'; steel roof.

**West Lean-to:** 14' x 36'; steel roof.

**Drying Bin:** 30' diameter; constructed in 1985. This bin has been rented to a local farmer. Use of the grain bin is reserved until June 1, 2021.

### Water & Well Information

The 30' deep well is located in a pit just south of the garage. We recently completed a well water test and the results came back satisfactory. Contact the listing agent for a copy of the well test.

### Septic System

The septic system is located east of the house. It includes a 1,000 gallon-tank with 200' of absorption field.

### LP Tanks

There are two LP tanks located on this property. These are owned tanks and will stay with the property.

### Access Easement

The owner to the north has an ingress/egress easement through this lot to provide

access to their farm. This is noted on the survey and the assessor's map. Contact the listing agent for more details.

### Comments

This is a well-cared-for acreage located along Mount Vernon Road. It includes nice outbuildings that would work well for storage or livestock. There is a nice creek running along the east portion of the property.

*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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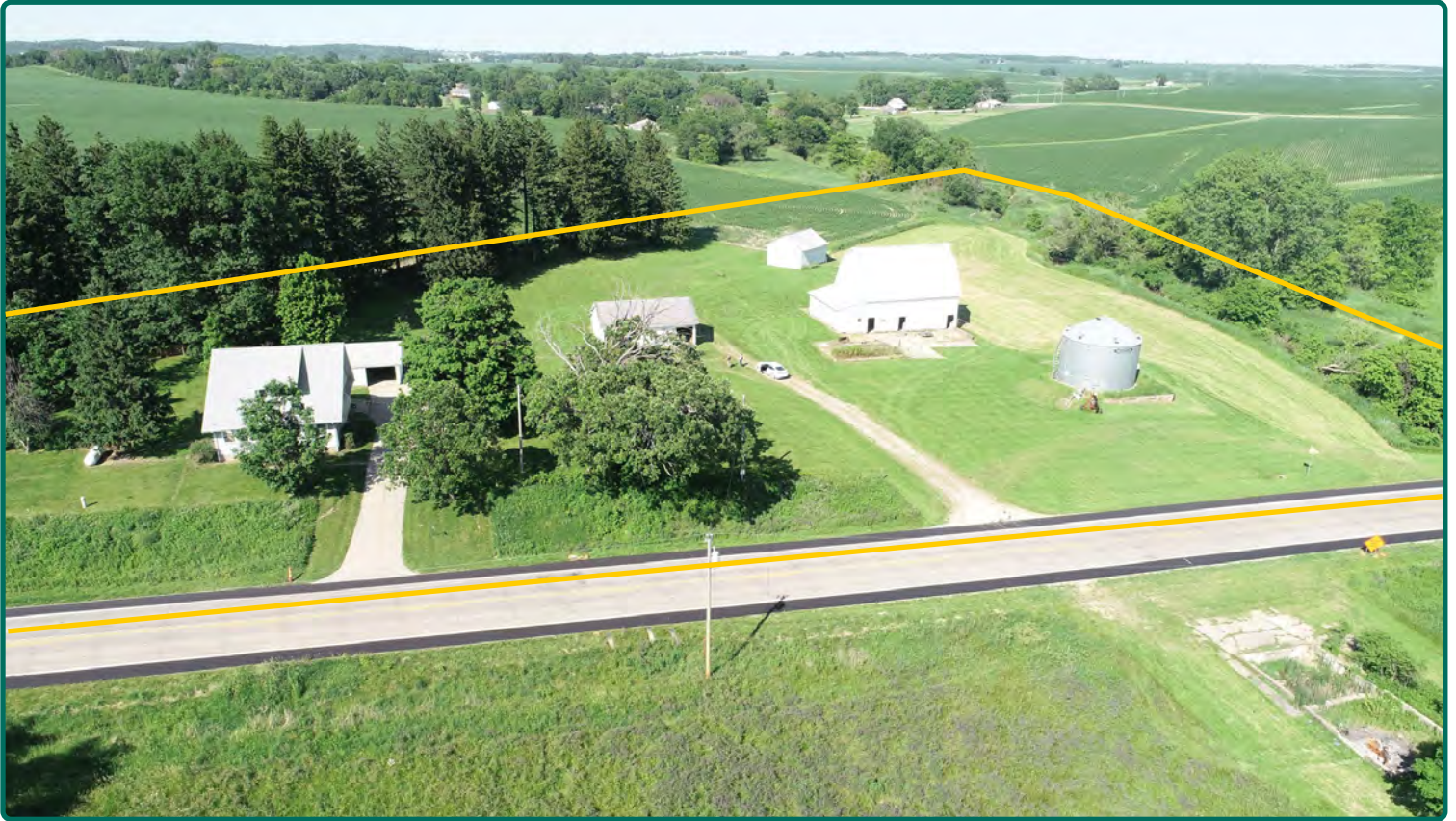
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Kitchen



Living Room



Dining Room



Bedroom



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