

Acreage For Sale

ACREAGE:

5.88 Acres, m/l

LOCATION:

Linn County, IA

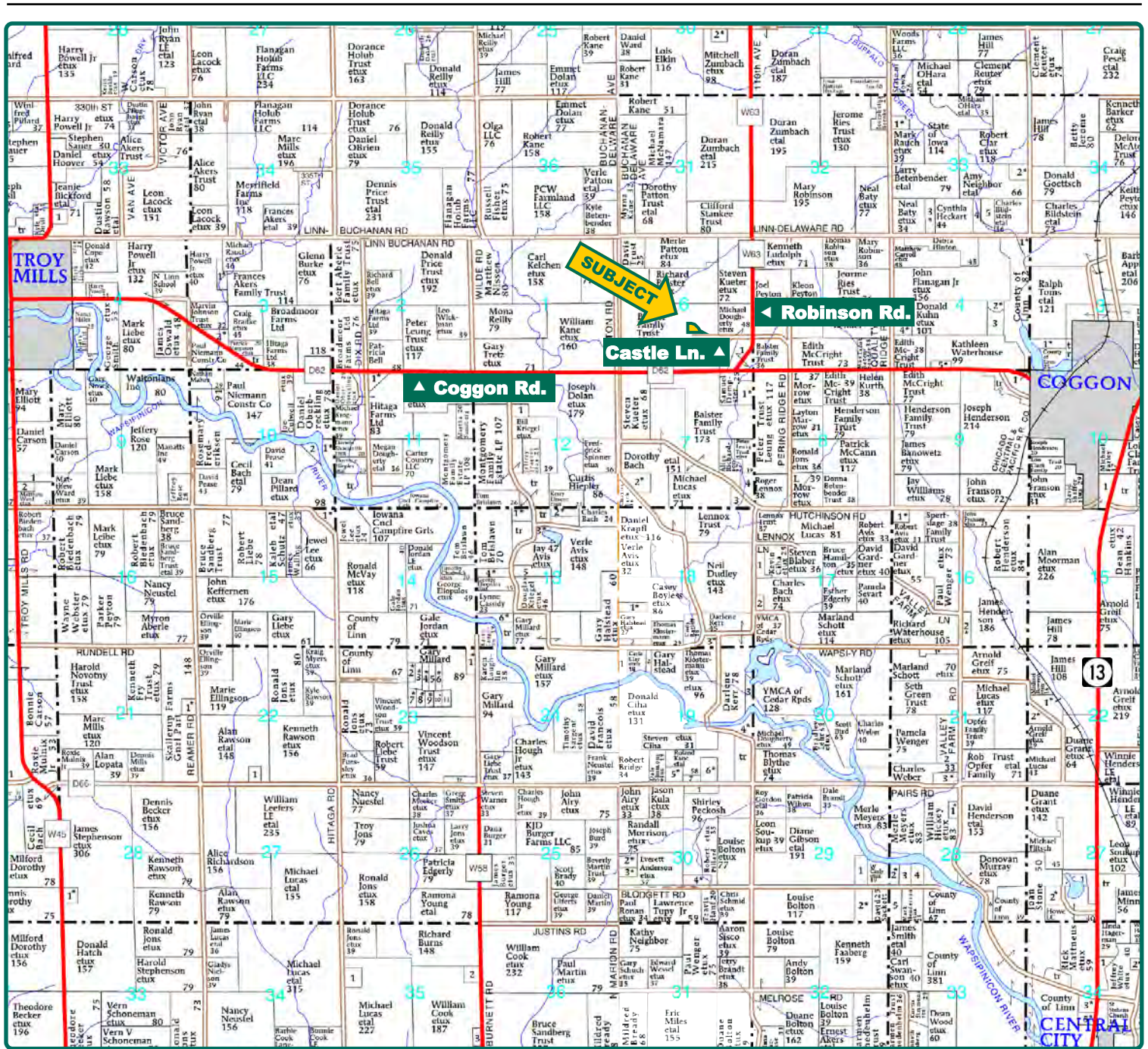


Property Key Features

- Well-cared-for house and buildings
- Large 6-bedroom home with attractive woodwork throughout
- 2296 Castle Lane, Coggon, Iowa 52218

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Total Living SF:	2,795
No. of Bedrooms:	6
No. of Bathrooms:	2
Year Built:	1921

ADDRESS:
2296 Castle Lane
Coggon, IA 52218

Property Information

5.88 Acres, m/l

Location

From Coggon: 2 ¼ miles west on Coggon Road, ¼ mile north on Robinson Road, and ¼ mile west on Castle Lane. Property is located on the north side of the road.

From Troy Mills: 4 ¾ miles east on Coggon Road, ¼ mile north on Robinson Road, and ¼ mile west on Castle Lane. Property is located on the north side of the road.

Legal Description

That part of the NE¼ of the SW¼ and that part of the NW¼ of the SE¼; all located in Section 6, Township 86 North, Range 6 West of the 5th P.M., Linn County, Iowa. See survey for exact legal description.

Price

• \$195,000

Possession

Negotiable

Real Estate Tax—Estimated

Taxes Payable 2018 - 2019: \$2,500.00*
Net Taxable Acres: 5.88

**This acreage has been recently surveyed. The taxes for this farm are estimated pending reassessment by the Linn County Assessor.*

School District

North Linn Community

House

This is an attractive, well-maintained two-story farm house that was built around 1921. It consists of 2,795 finished sq. ft. The house has attractive woodwork throughout with built-in hutches and cabinets with French doors. This is a 6-bedroom, 2-bath home with large dining and living room.

Main Level

Mud Room: 7' 6" x 11'; washer and dryer hookups (the dryer will stay), sink, and built-in pantry.

Kitchen: 11' 3" x 11' 8"; the dishwasher and Kenmore gas stove and refrigerator will stay, newer countertops, vinyl floor.

Dining Room: 11' 6" x 14'; oak hardwood floors (except for the center under the rug area), built-in hutches with French doors and crown molding.

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Living Room: 14' 4" x 19' 10"; oak floors (except for under the rug area), gas fireplace with brick surround, French doors, and crown molding.

Sun Room: 4' x 9' 8"; oak floors and French doors.

Den: 9' 8" x 13' 7"; built-in desk and bookshelf, oak floors (except for under the rug area), French doors.

Bedroom: 11' 9" x 12'; oak floors, ceiling fan, closet with built-in drawers.

Office: 8' x 10' 2"; oak floors, closet.

Bathroom: 8' x 9' 10"; tub, shower, sink, stool, vinyl floor.

Second Level

There are 5 large bedrooms that all include oak floors, there is also a half-bathroom.

Basement

The home includes a large basement with hot-water heater and wood stove for supplemental heat.

Outbuildings

There are numerous outbuildings that will work well for livestock or storage. All attached gates and LP tanks will stay with the property. There are six grain bins that total 30,000 bushels of storage. This includes a 24' Shivers drying bin.

Water & Well Information

Drilled well has recently been tested and results came back satisfactory for nitrates and calophyllum bacteria.

Septic System

A new septic system was installed in the summer of 2018.

Survey

Contact listing agent for copy of survey.

Comments

This is an attractive Linn County acreage that would work well for anyone wanting to live in the country and have livestock. The outbuildings are set up nicely for cattle, sheep, or horses.

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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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Kitchen



Dining Room



Living Room



Living Room



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