

# Land For Sale

**ACREAGE:**

**33.9 Acres, m/l**

**LOCATION:**

**Linn County, IA**



## Property Key Features

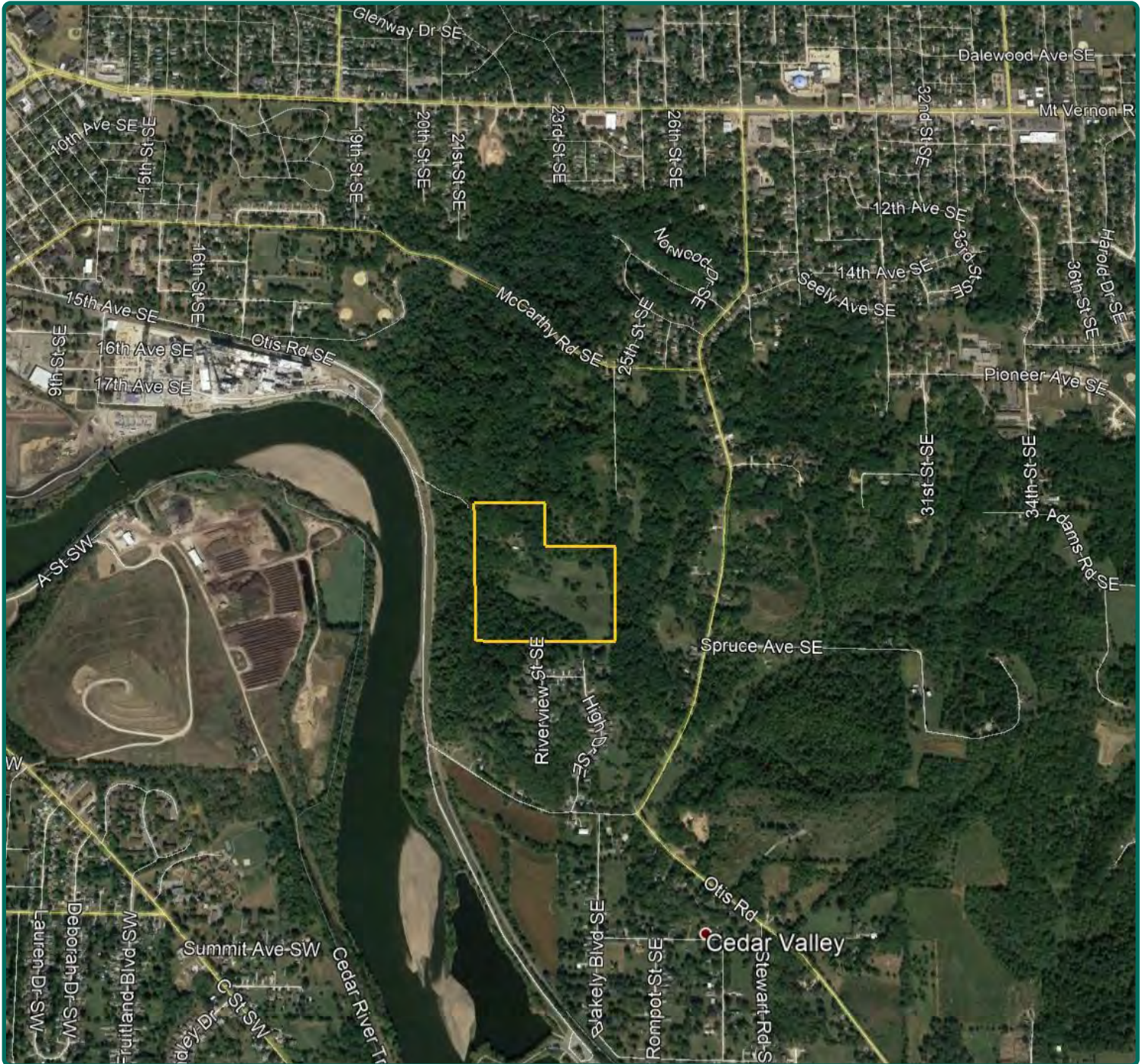
- Private Setting within the City Limits of Cedar Rapids
- Many Mature Trees and Rolling Prairie
- Nice Weekend Getaway or Attractive Building Site

**Troy Louwagie, ALC**  
Licensed in IA & IL  
**TroyL@Hertz.ag**

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**

# Location Map

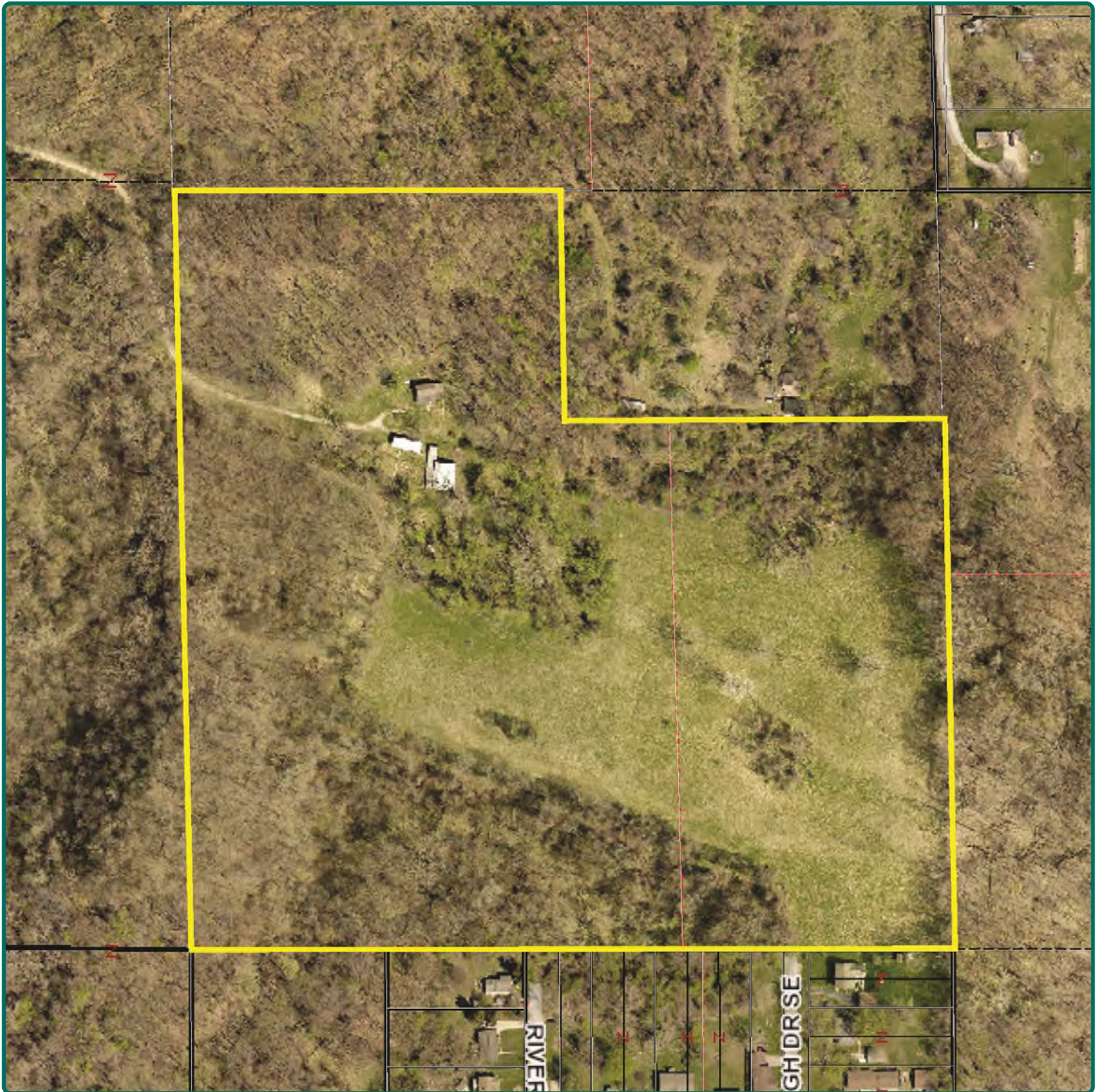
**33.9 Acres**, m/l, Linn County, IA



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**Forest Reserve Acres:** 20.00  
**Total Living SF:** 1,472.00  
**No. of Bedrooms:** 3  
**No. of Bathrooms:** 1  
**Year Built:** ~1900

**ADDRESS:**

1800 Otis Road SE  
Cedar Rapids, IA 52403

## Property Information

**33.9 Acres, m/l**

### Location

In the City Limits of Cedar Rapids, Iowa.

### Legal Description

The SW¼ of the SW¼, except the North 6 acres of NE¼ of the SW¼ of the SW¼ and also except the North 36½ feet of the NW¼ of the SW¼ of the SW¼, Section 26, Township 83 North, Range 7 West of the 5th P.M., Linn County, Iowa.

### Price & Terms

**Price Reduced!**

- \$398,325 \$364,425
- \$11,750/acre \$10,750/acre
- 5% down upon acceptance of offer; balance due in cash at closing

### Possession

Negotiable.

### Real Estate Tax

Taxes Payable 2019 - 2020: \$1,300.00  
Net Taxable Acres: 33.9

### Forest Reserve Program

There are 20 acres enrolled in the Forest Reserve Program and are exempt from Real Estate Taxes.

### Land Description

Gently rolling prairie and mature timber.

### Drainage

Natural.

### House

There is a two-story house that was built around 1900, consisting of 1,472 finished square feet. It includes three bedrooms and one full bathroom. The basement includes a newer LP furnace, newer breaker box, newer electric hot water heater, pressure tank, and sump pit.

### Buildings

Older livestock barn and pole barn.

### Water & Well Information

There is a drilled well located northeast of the house.

### Septic System

There is a 1,000-gallon septic tank and leach field located south of the house. This system was installed in 1975.

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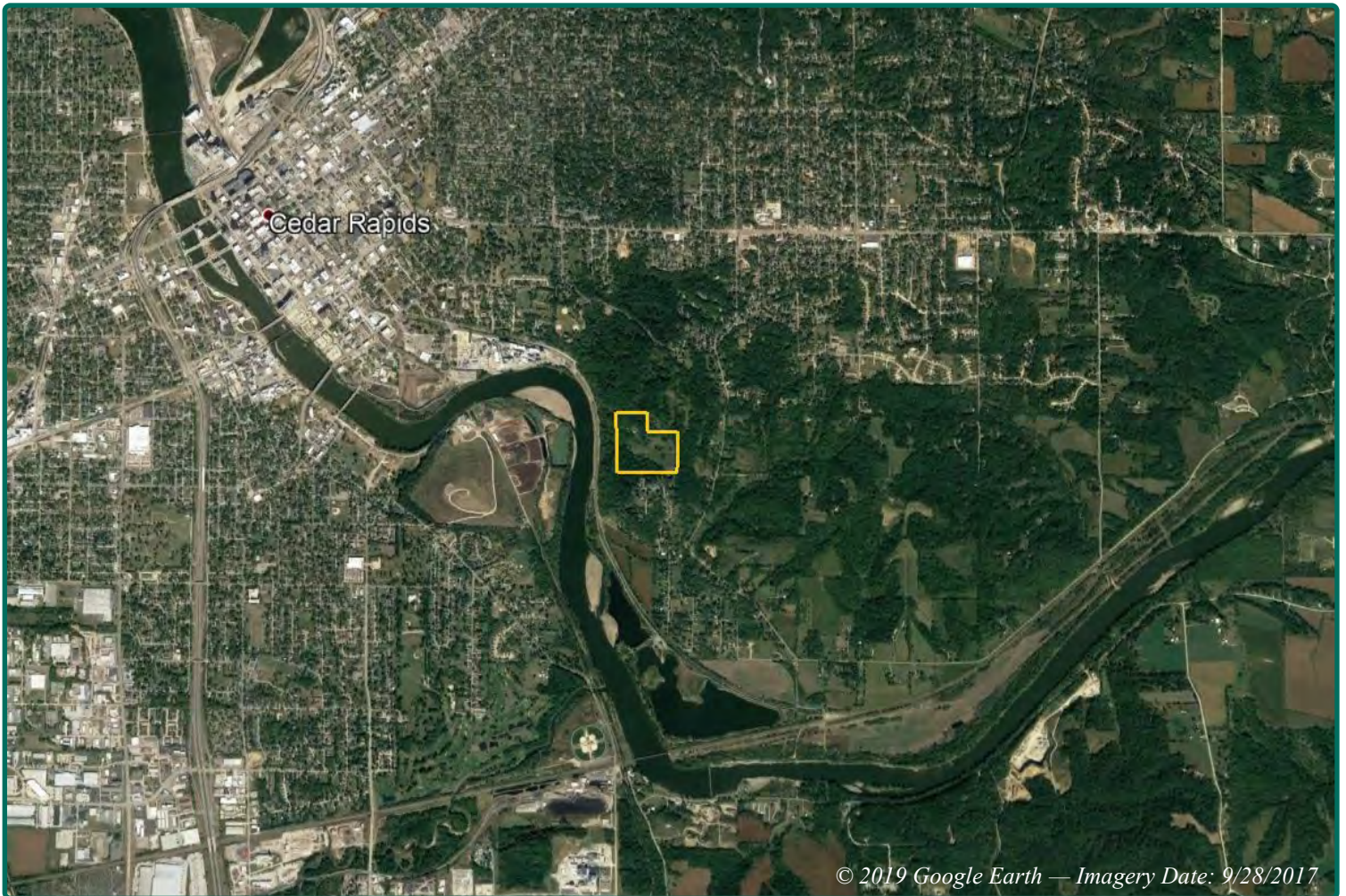
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### Zoning

The property is currently zoned R1-Single Family Residential.

### Showings

Showings on this property are by appointment only. Please contact the listing agent to schedule a private showing.

### Comments

This is one of the nicest private homesites in Cedar Rapids. You are surrounded by mature trees not far from downtown. The open prairie has not been farmed in many years and would be ideal for organic farming and/or growing vegetables. This farm has had livestock in the past, and believe you could have livestock on the farm again; but, recommend confirming this with the City of Cedar Rapids. This is a rare opportunity to buy a one-of-a-kind 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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