

# Acresage For Sale

**ACREAGE:**

**2.3 Acres**

**LOCATION:**

**Cedar County, IA**



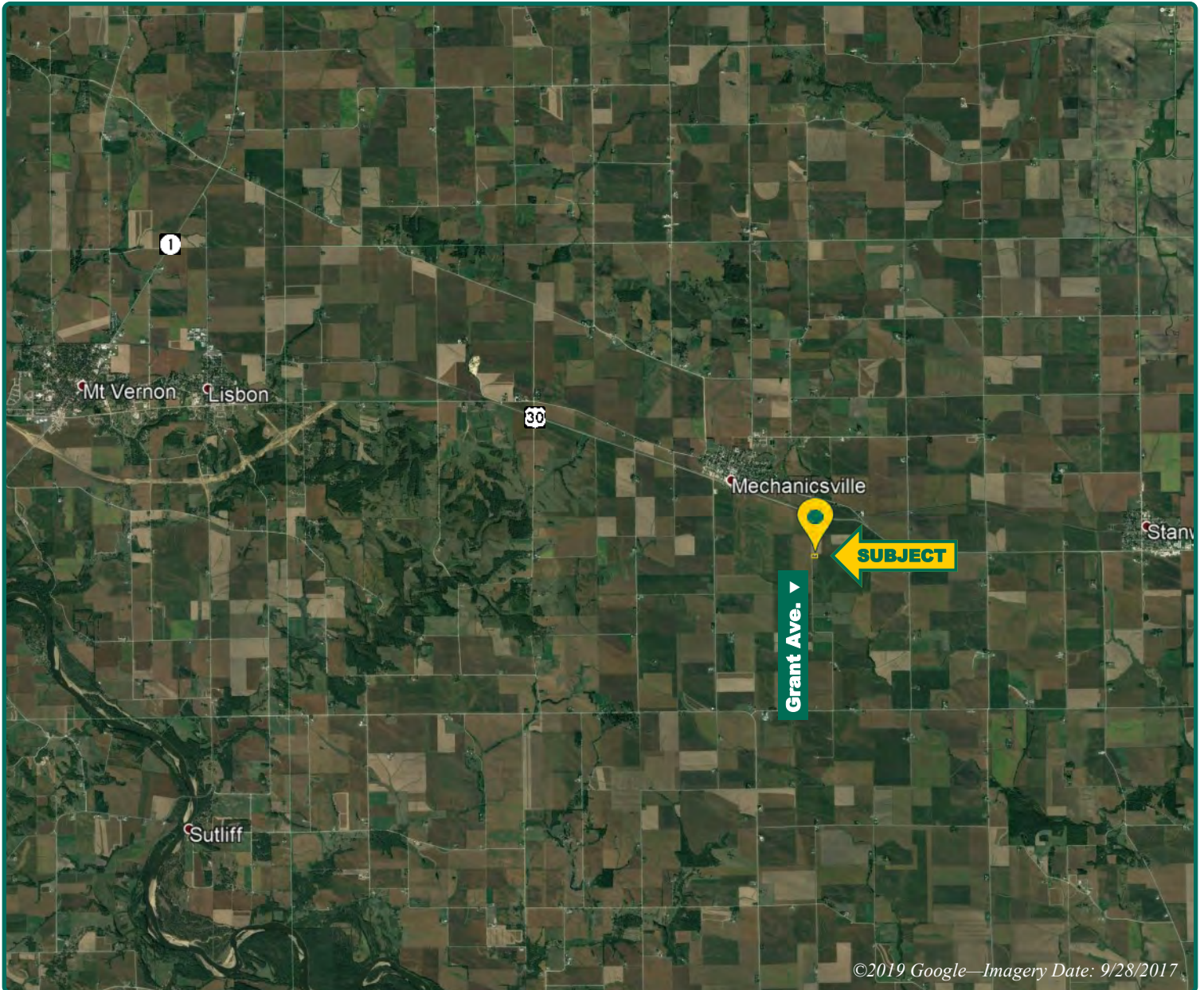
## Property Key Features

- Beautiful 3-Story Foursquare Craftsman-Style Home
- Quick 30-Minute Commute to Cedar Rapids and Iowa City
- 402 Grant Avenue, Mechanicsville, IA 52306

**Adam Sylvester, AFM**  
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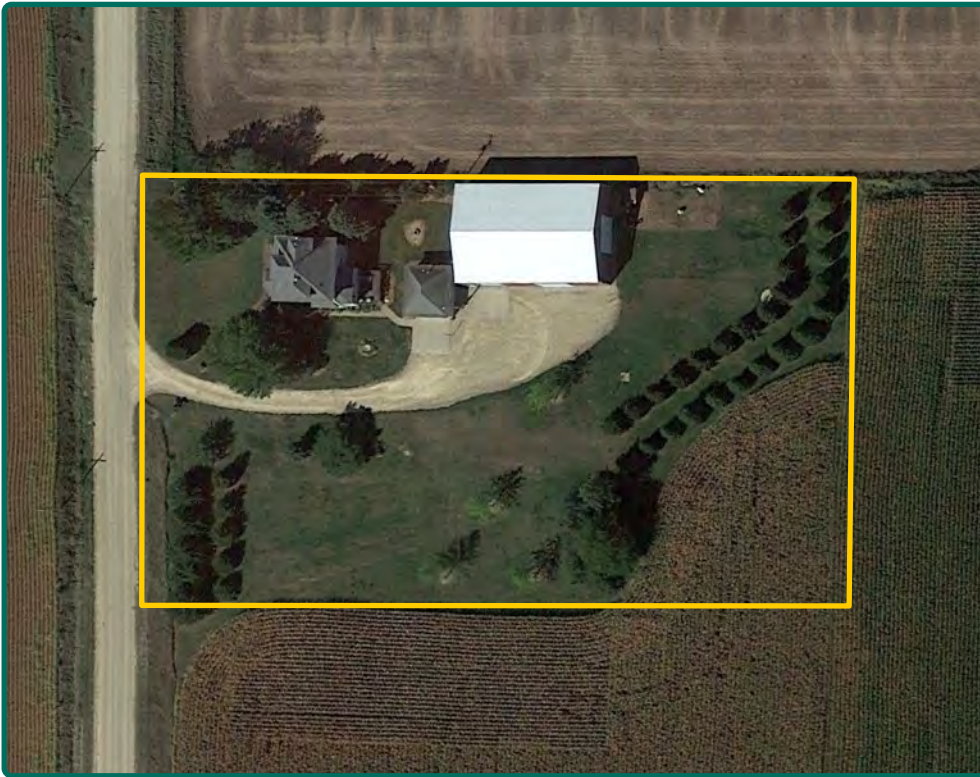
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<b>Total Living SF:</b>	<b>2,660.00</b>
<b>No. of Bedrooms:</b>	<b>4</b>
<b>No. of Bathrooms:</b>	<b>2-Full 2-Half</b>
<b>Year Built:</b>	<b>1917</b>
<b>ADDRESS:</b>	
	<b>402 Grant Avenue Mechanicsville, IA 52306</b>

## Property Information

### 2.3 Acres

### Location

**From Mechanicsville:** 1 mile east on Hwy 30 and ½ mile south on Grant Ave. Property is located on the east side of the road.

**From Tipton:** 7½ miles north on Highway 38, 5½ miles west on Hwy 30 and ½ mile south on Grant Ave. Property is located on the east side of the road.

### Legal Description

The house, buildings, and 2.3 acres, located in the N½ of that part of the W½ of the W½ of the NE¼ of the NE¼ of Section 30, Township 82 North, Range 3 West of the 5th P.M., Cedar County, Iowa, see survey for exact legal.

### Price & Terms

- \$269,900
- 5% down upon acceptance of offer; balance due in cash at closing

### Possession

Negotiable

### Real Estate Tax—Estimated

Taxes Payable 2018 - 2019: \$2,185.37\*  
Net Taxable Acres: 2.12\*

*\*The property has been recently surveyed. The taxes and net taxable acres for this property are estimated pending reassessment by the Cedar County Assessor.*

### School District

North Cedar Community School

### Home

This country home was built in 1917 and has all original woodwork: oak woodwork, oak floors, open staircase, and built in buffet. It consists of 2,660 sq. ft. including 4 bedrooms, 2-full and 2-half bathrooms, with fully renovated gourmet-style kitchen, laundry, bathrooms, and mudroom. The master suite is located on the 3<sup>rd</sup> floor with a gas fireplace. This home had new seamless gutters installed in 2015. Includes a two-car detached garage and 60' x 80' shop/utility building.

### Main Level

**Front Entryway:** 8' 8" x 9' 6"; open staircase, oak hardwood floors.  
**Living Room:** 13' x 16' 6"; oak pillars with lead-glass window built-in bookcases, ceiling fan, oak hardwood floors.

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**Dining Room:** 13' x 15'; built-in oak buffet, pocket door, Vermont Castings wood burning stove, some lead-glassed windows, oak hardwood floors.

**Kitchen:** 10' 7" x 16' 8"; quarter sawn oak solid wood—soft close cabinetry by Medallion with built in pantry cabinets, LED undercabinet lighting. Quartz countertops with drop-in stainless steel double sink, garbage disposal. Stainless steel Peerless Premier 36" gourmet gas stove, 6-burners with interchangeable griddle, stainless steel Whirlpool Gold® Series dishwasher, Whirlpool Gold® Series 36" 28 cu. ft. French-door refrigerator with beverage drawer and bottom freezer. LED recessed lighting, Anderson DuraCeramic tile flooring.

**Laundry/Half-Bath:** 6' 2" x 7'; Whirlpool Duet Steam washer and dryer (2015), sink, stool, pocket door, Anderson DuraCeramic tile flooring.

**Back Entryway:** 7' x 9' 6"; Anderson DuraCeramic tile flooring.

**Deck:** 10' x 20'; wood deck.

## Second Level

**SW Bedroom:** 8' 8" x 11'; closet, carpet flooring.

**NW Bedroom:** 11' 7" x 12' 5"; ceiling fan, closet, carpet flooring.

**NE Bedroom:** 11' 7" x 14' 2"; ceiling fan, closet, carpet flooring.

**Bathroom:** 10' 8" x 13' 4"; shower with bench seat, sink, stool, closet, 2 linen cabinets, ceramic tile flooring.

## Third Level

**Master Bedroom:** Approximately 16' x 21'; Vermont Castings LP fireplace, his and hers closets, ceiling fan, laminate flooring.

**Master Bathroom:** 4' x 7'; tub/shower, sink, stool, laminate flooring.

## Lower Level

Partially finished with barn boards on the walls.

**Half-Bathroom:** Shower, sink.

**Furnace:** Heil LP; Forced air with central air conditioning unit.

**Breaker Box:** 200 amps.

**Hot Water Heater:** 50-gallon LP with power vent.

**Water Softener:** Owned unit.

**Pressure Tank:** Used for the well; Located in basement.

**Radon Mitigation System:** Located in lower level.

## Detached Garage

20' 6" x 24' 6"; Concrete floor; Partially insulated; Wood burning stove; 18' wide LiftMaster® electric door with electric opener.

## Machine Shed

60' x 80'; The westerly 20' 6" x 60' is shop area with concrete floor. Large overhead door with electric opener. Balance of machine shed is very clean with a lime floor.

## Water & Well Information

Drilled well with submersible pump; Located approximately 50' south of machine shed.

## Septic System

Septic tank and leach field located south of house; 1,250-gallon tank and leach field new in 1997.

## LP Tank

1,000-gallon capacity, rented at \$75/year.

## Seller

Adam V. Sylvester, Seller is a licensed Real Estate Salesperson in Iowa with Hertz Farm Management, Inc.

## Comments

Attractive 3-story country home located SE of Mechanicsville. Many updates including a beautiful new kitchen. Includes all original woodwork, oak floor, open staircase and built-in buffet. Master suite with gas fireplace on 3rd floor. This acreage is ideally located in rural Cedar County with easy commute to Cedar Rapids and Iowa City.

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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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Entry



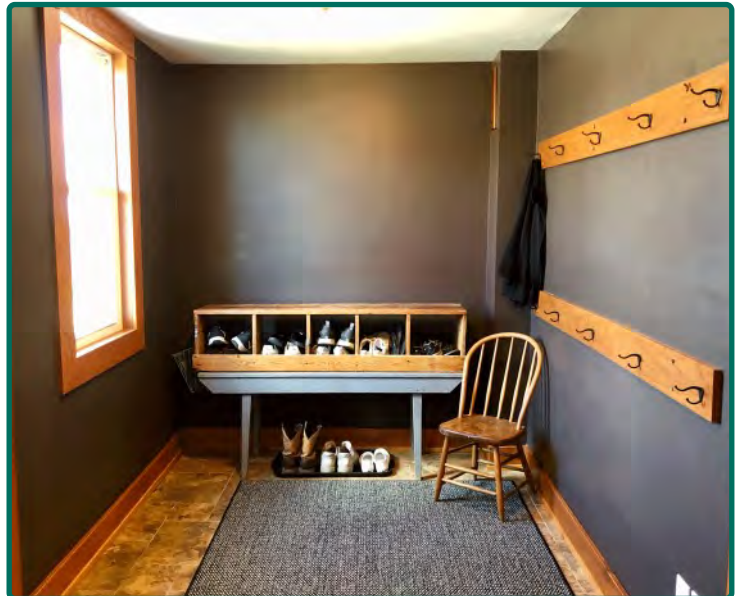
Living Room



Dining Room



Mud Room



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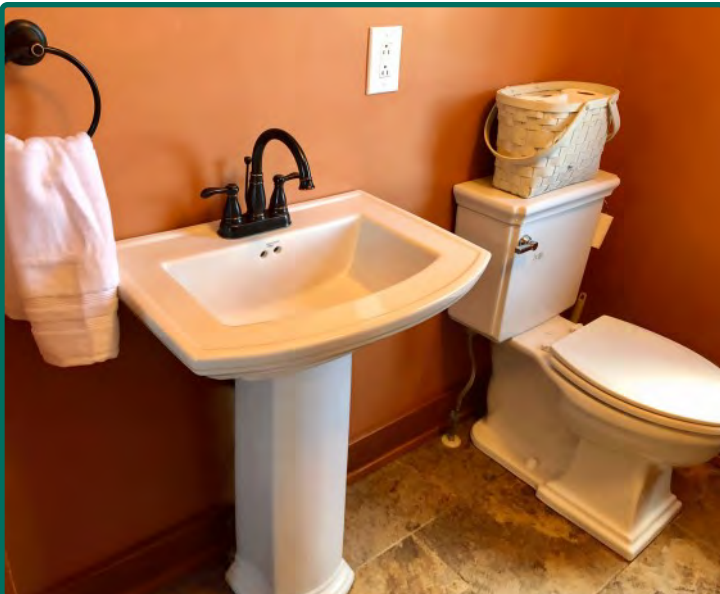
Kitchen



Kitchen



Laundry/Half-Bath



Laundry/Half-Bath



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2<sup>nd</sup> Floor Bathroom



NE Bedroom



Master Suite



Master Bathroom



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