

Acreage For Sale

ACREAGE:

16.4 Acres, m/l

LOCATION:

Linn County, IA

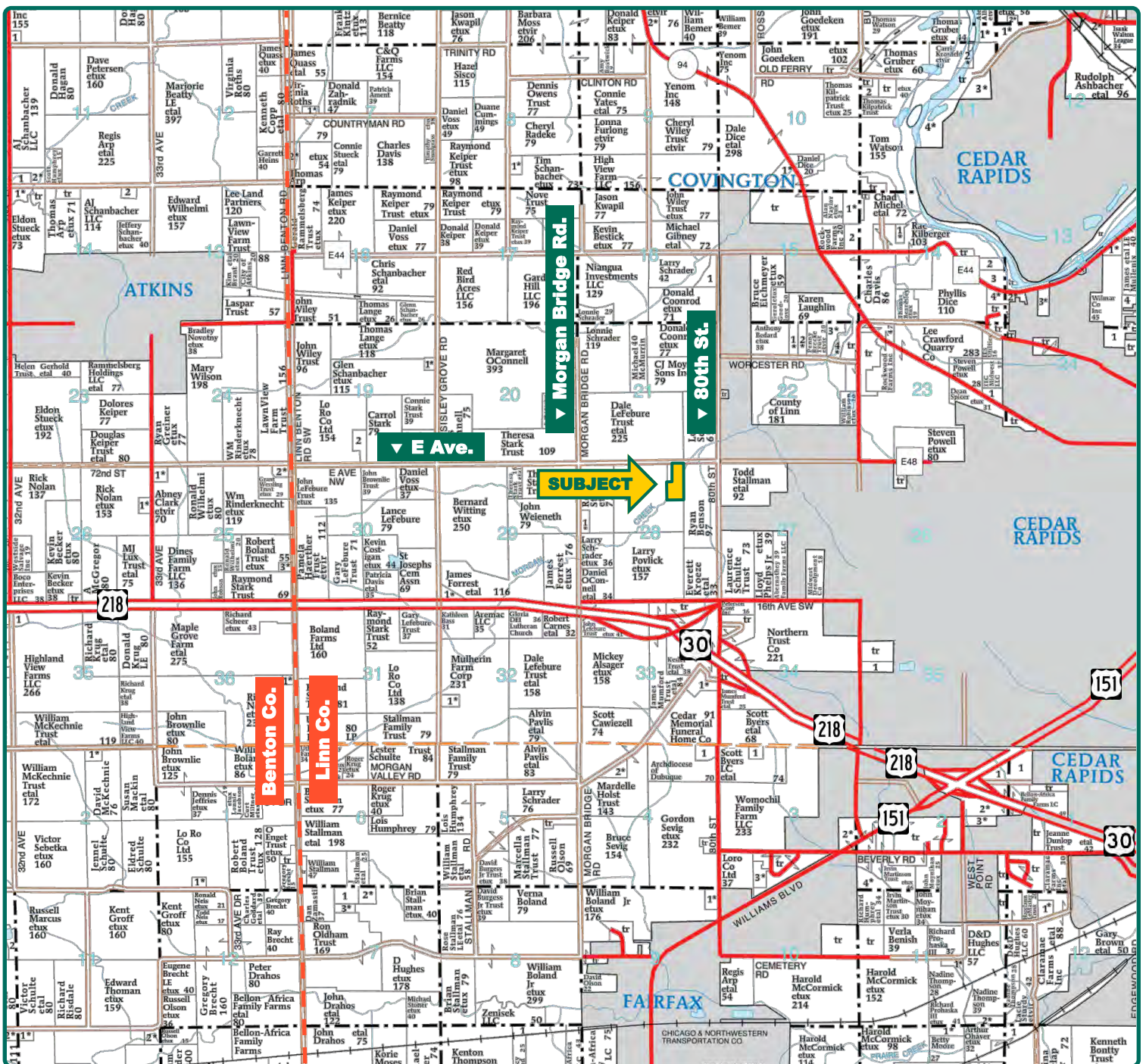


Property Key Features

- Attractive 16.4 Acre Acreage
- Located Just off the new Highway 100 on the West Side of Cedar Rapids
- Nice House and Outbuildings

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

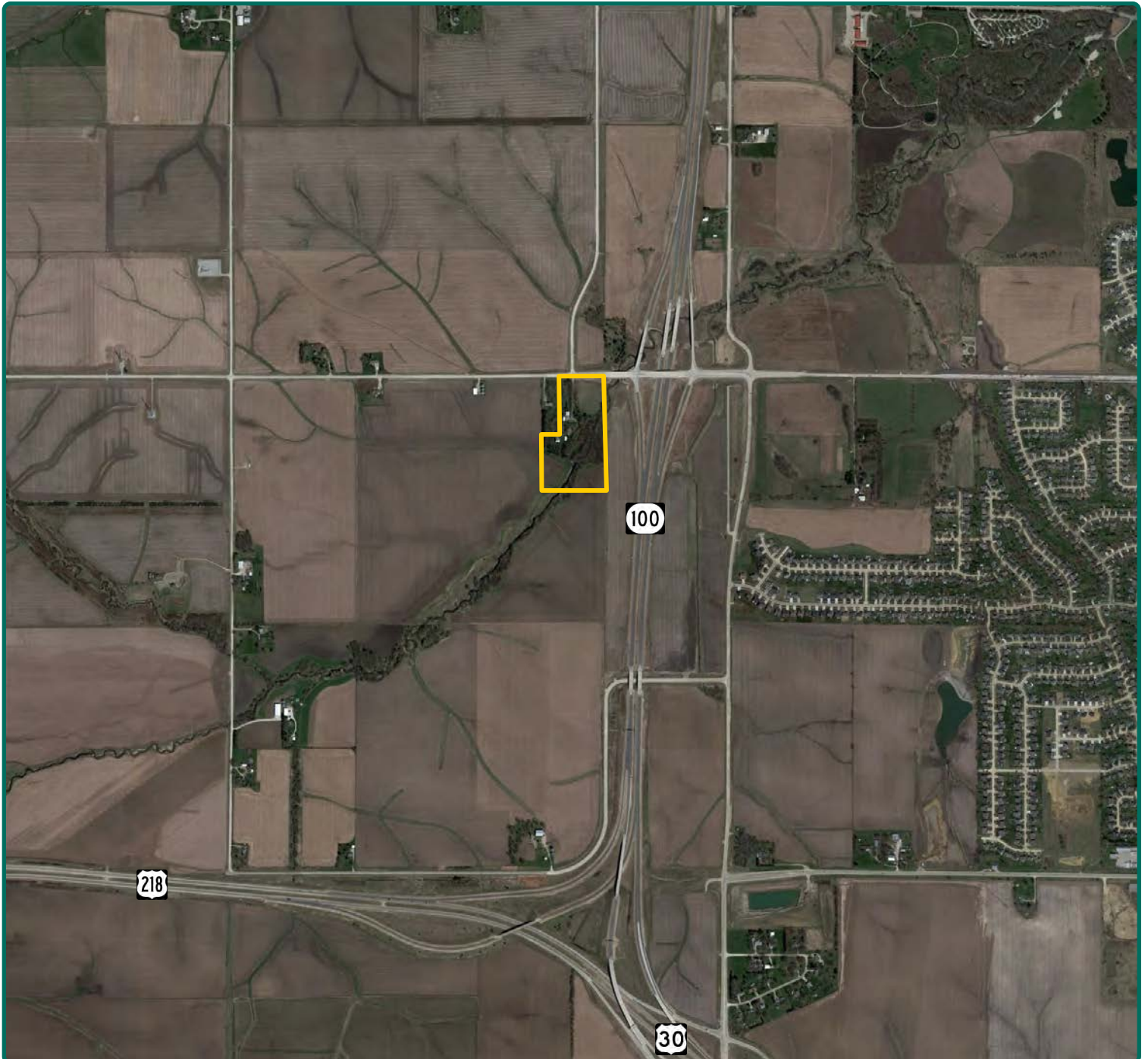
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Total Living SF:	2,422
No. of Bedrooms:	2
No. of Bathrooms:	3
Year Built:	1985
ADDRESS:	
8505 E Ave. NW	
Cedar Rapids, IA 52405	

Property Information

16.4 Acres, m/l

Location

From Cedar Rapids—Intersection of Hwy 30 and Hwy 100: 1 mile north on Highway 100 and ¼ mile west on E Ave.

Legal Description

Lot 2 Stark's Subdivision to Linn County, Iowa.

Price & Terms

- \$399,500
- 5% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable

Real Estate Tax

Taxes Payable 2018 - 2019: \$2,878.00
Net Taxable Acres: 16.41

School District

Cedar Rapids Community School District

Home

This is a nice rural Linn County acreage located just west of Cedar Rapids off the new Highway 100 interchange on a hard-surface road. The house was built around 1985 and consists of 2,422 finished square feet. An addition was put on the house in 1993. It includes two bedrooms and an additional non-conforming bedroom, along with three full bathrooms. The home has a large living room and dining room area.

Main Level

Kitchen: 14' x 20'; Oak cabinets with pull-out cabinet drawers and lazy Susan, island with built-in KitchenAid stovetop. Whirlpool refrigerator, KitchenAid dishwasher, Whirlpool oven, tile floor.
Dining Room: 15' 6" x 17'; large storage closet and pantry, tile floor.
Living Room: 20' x 22'; sunken living room, woodburning stove, carpet flooring.
Office: 8' 6" x 8' 10"; carpet floor.
Solarium: 7' x 19'; concrete floor.
Non-Conforming Bedroom: 10' 6" x 12'; large 33" x 6' boxout window, carpet floor.
Bathroom: 6' x 6' 6"; shower, sink, stool, vinyl floor.
Master Bedroom: 13' x 16'; solid bi-fold French doors, carpet floor.

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Master Bath: 7' 7" x 11'; double sink, stool, Premier walk-in tub/shower with jets, closet, vinyl floor.

Walk-In Closet: 6' x 11'; carpet floor.

Utility/Laundry Room: 6' x 24' 6"; includes 50-gallon LP hot water heater, owned Rain Soft water softener, pressure tank, 200-amp breaker box, Whirlpool washer and dryer, vinyl floor.

Bedroom: 10' 6" x 17'; closet, carpet floor.

Bathroom: 6' x 7'; shower, sink, stool, closet, vinyl floor.

Mudroom: 11' 8" x 23'; concrete floor.

Sunroom: 11' 6" x 11' 8"; carpet floor.

Garage

24' x 24'; two overhead doors with electric openers.

Outbuildings

Machine Shed/Shop: 32' x 36'; insulated with 14' side walls, concrete floor.

Other Outbuildings: Other outbuildings include an older machine shed, corncrib with lean-to and small storage/livestock barn. All of these outbuildings have newer steel and are in good condition. They would work well for storage or livestock.

Water & Well Information

The well is located northeast of the house. An older well is located in the pumphouse.

Septic System

The septic system is located south of the house.

Septic System Easement

The City of Cedar Rapids has a septic system easement crossing through this property next to the creek.

Electrical Easement

The neighbor has an electrical easement crossing through this property.

FSA/CRP Data

There are an estimated 3 acres of cropland and 4 estimated acres enrolled in CRP. We are awaiting confirmation of figures by the Linn County FSA office. Please contact listing agent with questions.

Comments

This property is ideally located just west of Cedar Rapids, off Highway 100 on a hard-surface road. It includes a well-cared-for home with nice outbuildings. There are many beautiful trees planted on this property with Morgan Creek crossing through the east portion. This would be an ideal property for anyone wanting to live in the country, yet be only minutes from Cedar Rapids.

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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



Kitchen



Sunroom



Dining Room



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Living Room



Living Room



Office



Solarium



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Non-Conforming Bedroom



Bedroom



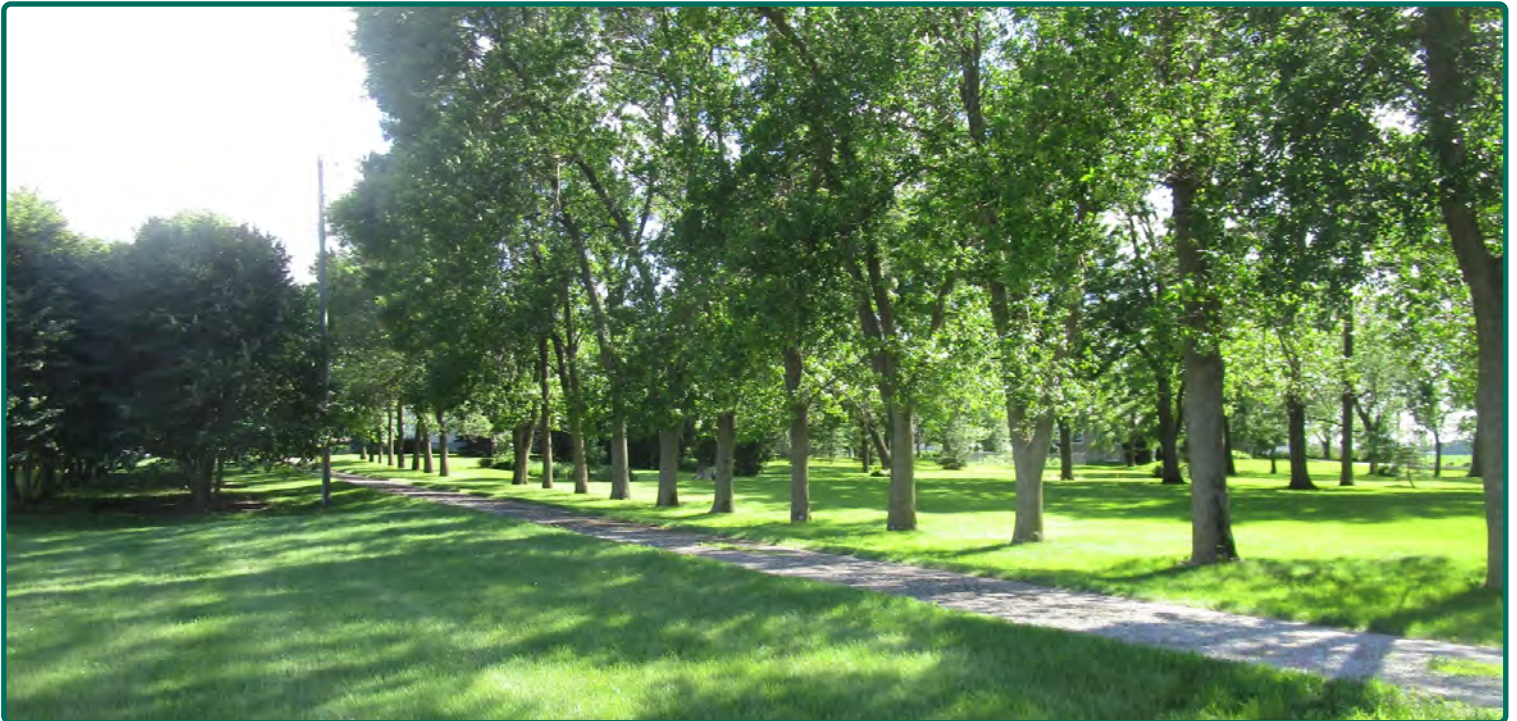
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