

Acresage For Sale

ACREAGE:

2.34 Acres, m/l

LOCATION:

Linn County, IA

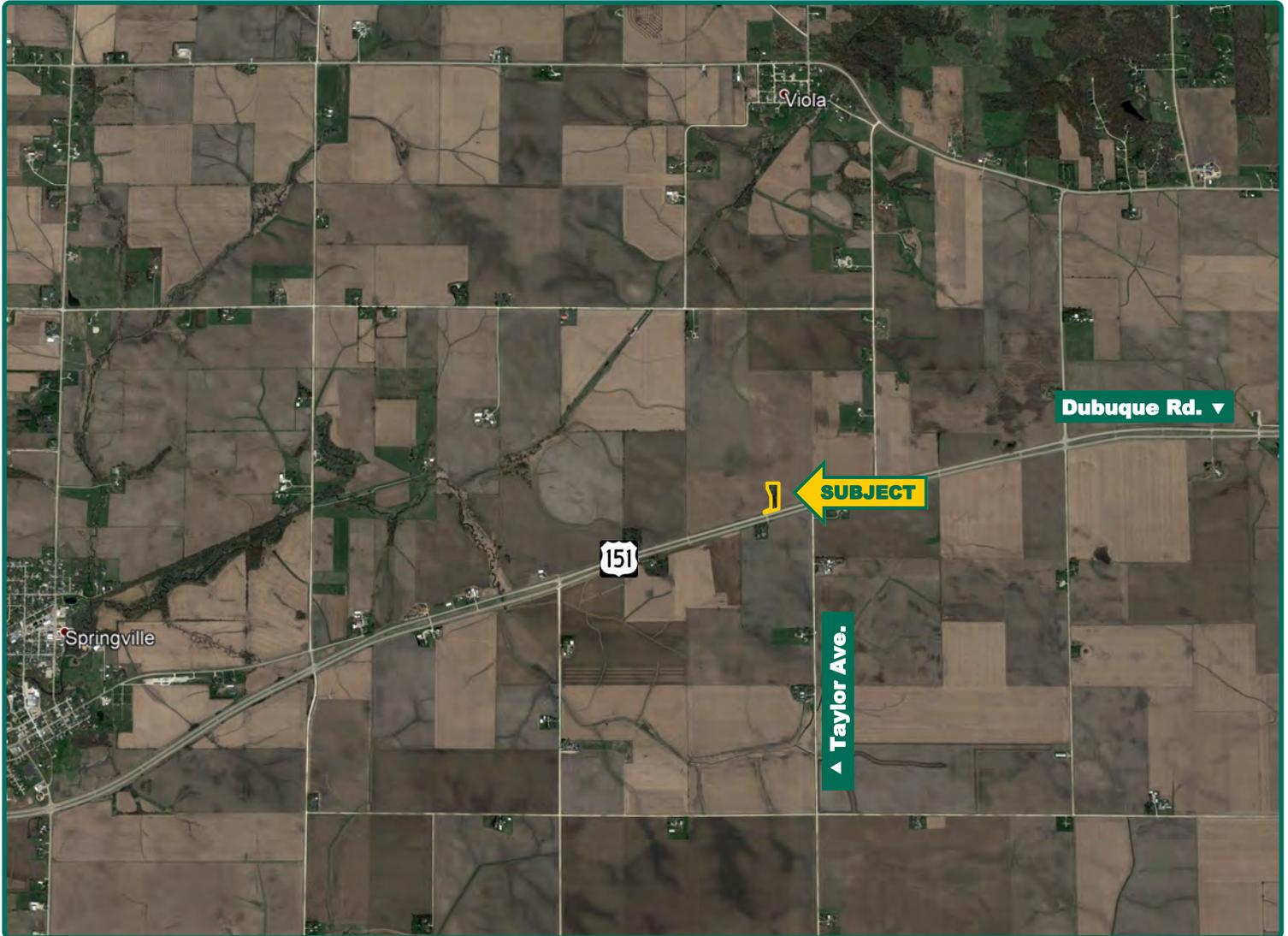


Property Key Features

- **Well-Cared-For Country Home on 2.34 Acres**
- **Located East of Springville on a Hard-Surface Road**
- **Three-Bedroom Home**

Troy Louwagie, ALC
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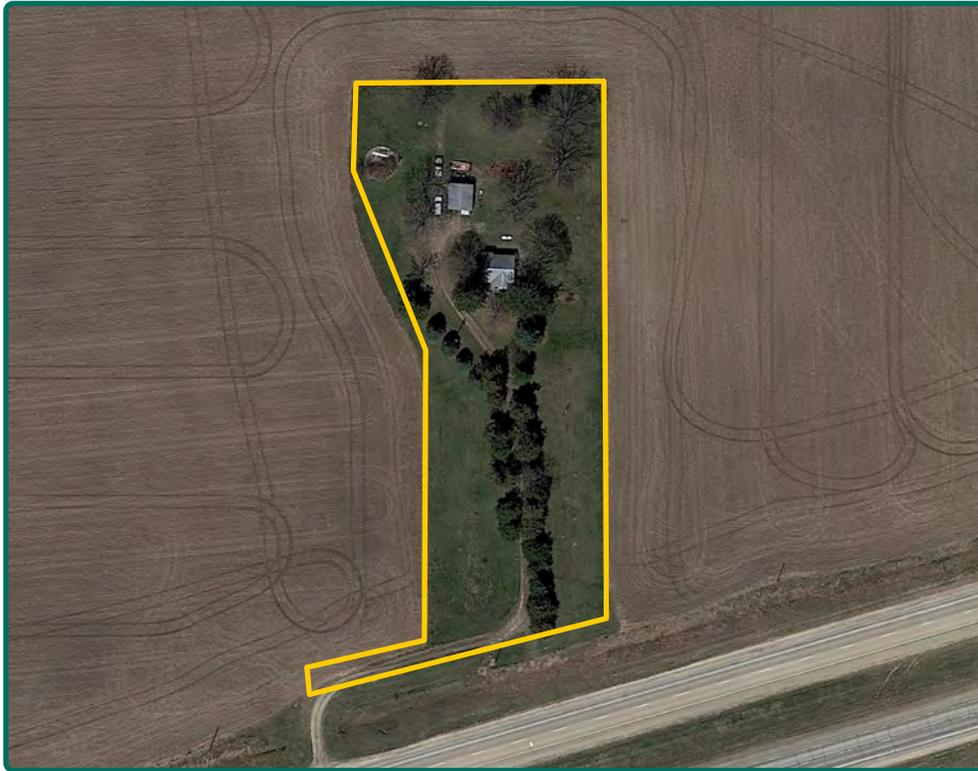
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Total Living SF:	1,435
No. of Bedroom:	3
No. of Bathroom:	1
Year Built:	1949

ADDRESS:
229 Dubuque Road
Springville, IA 52336

Property Information

2.34 Acres, m/l

Location

From Springville: 3 miles east on Highway 151. The house is located on the north side of the road.

Legal Description

Lot 1, Hastie First Addition to Linn County, Iowa.

Price & Terms

- \$168,500
- 5% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable

Real Estate Tax

Taxes Payable 2019 - 2020: \$2,082.00
Net Taxable Acres: 2.34

School District

Springville Community School District

House

This is a 1½ story home that was built in 1949. It consists of 1,435 square feet of finished living space. There are two bedrooms on the main level and one bedroom on the second level. There is one full bath on the main level. There are oak hardwood floors on the main level and wood floors on the second level. The hardwood floors were recently refinished. This well-built home sits back off the road in an attractive wood setting.

Main Level

Kitchen: 9' 3" x 9' 9"; stainless steel double sink, wood cabinets, vinyl floor.

Dining Room: 7' 10" x 11'; Oak hardwood floors.

Living Room: 11' 5" x 17' 4"; oak hardwood floors.

Northeast Bedroom: 9' 5" x 11'; closet, oak hardwood floors.

Southeast Bedroom: 11' 2" x 11' 2"; closet, oak hardwood floors.

Bathroom: 4' 11" x 7' 9"; tub, stool, vanity, vinyl floor.

Second Level

Bedroom: There is a large bedroom at the top of the stairs with wood floor.

Storage Room: There is an unfinished storage room on the east end of the second level.

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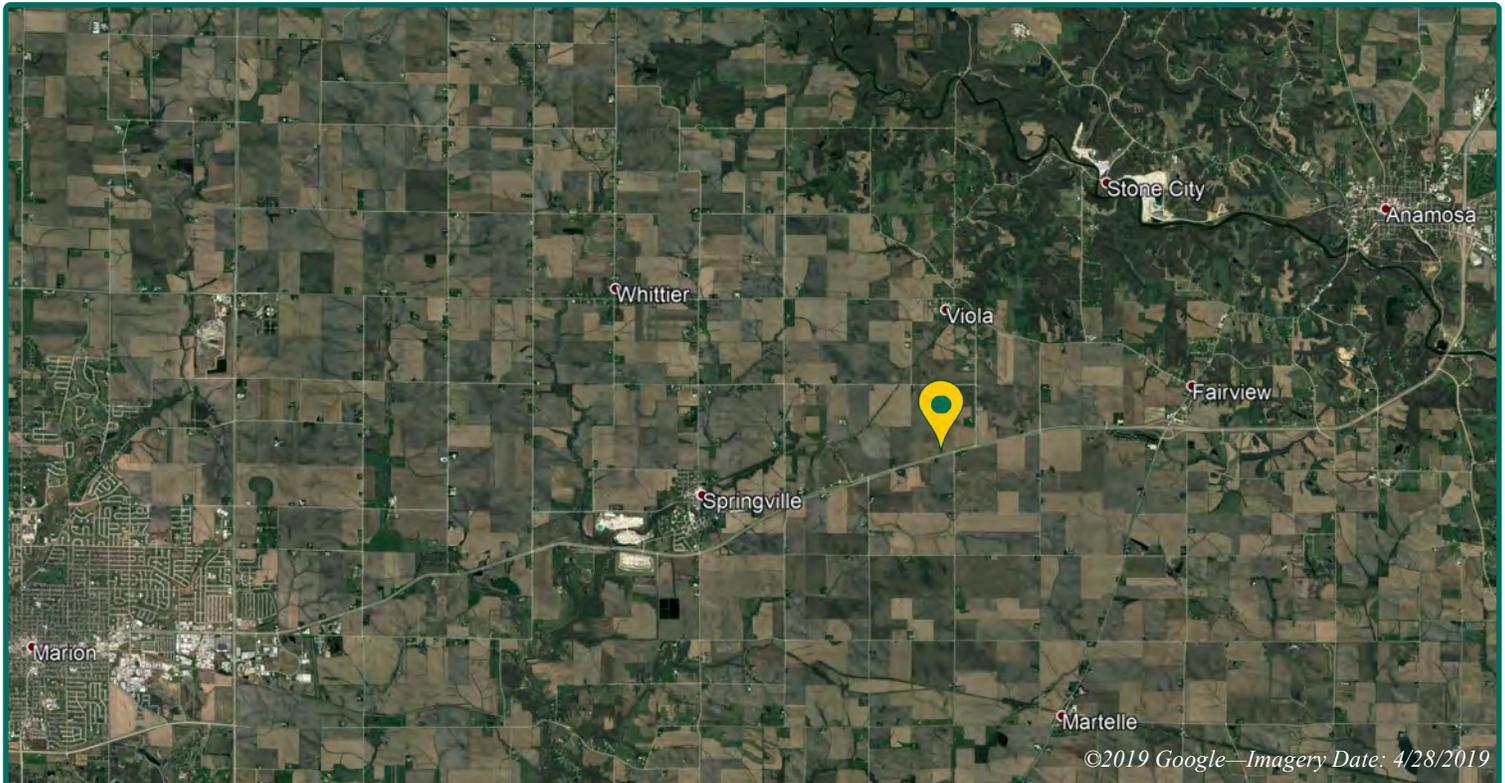
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Basement

Furnace: Lennox-Pulse 21 LP forced air furnace installed in 1995.

Hot Water Heater: A.O. Smith LP 40-gallon hot water heater.

Pressure Tank: Located in the northeast corner of basement.

Breaker Box: 150 Amps—new in 2010.

Walls: Cement block walls, concrete floor.

Garage

22' x 24'; electric overhead door with opener, concrete floor.

Well

There is a drilled well located north of the house. The well pump was recently replaced.

Septic System

A new septic tank and leach field was installed in May 2010. The 1,250 gallon tank is located east of the house and the leach field is located southeast of the house.

Easement

There is an easement in place providing access to a farm field at the entrance of the property.

Fence Agreement

The Buyer is responsible to construct and maintain a livestock tight fence around the perimeter of this property, if the fence is needed by the Buyer or requested by the adjoining landowner.

LP Tank

Leased from Linn Coop.

Comments

This is an opportunity to purchase a well-cared-for country home on a hard-surface road, just minutes from Marion and Anamosa.

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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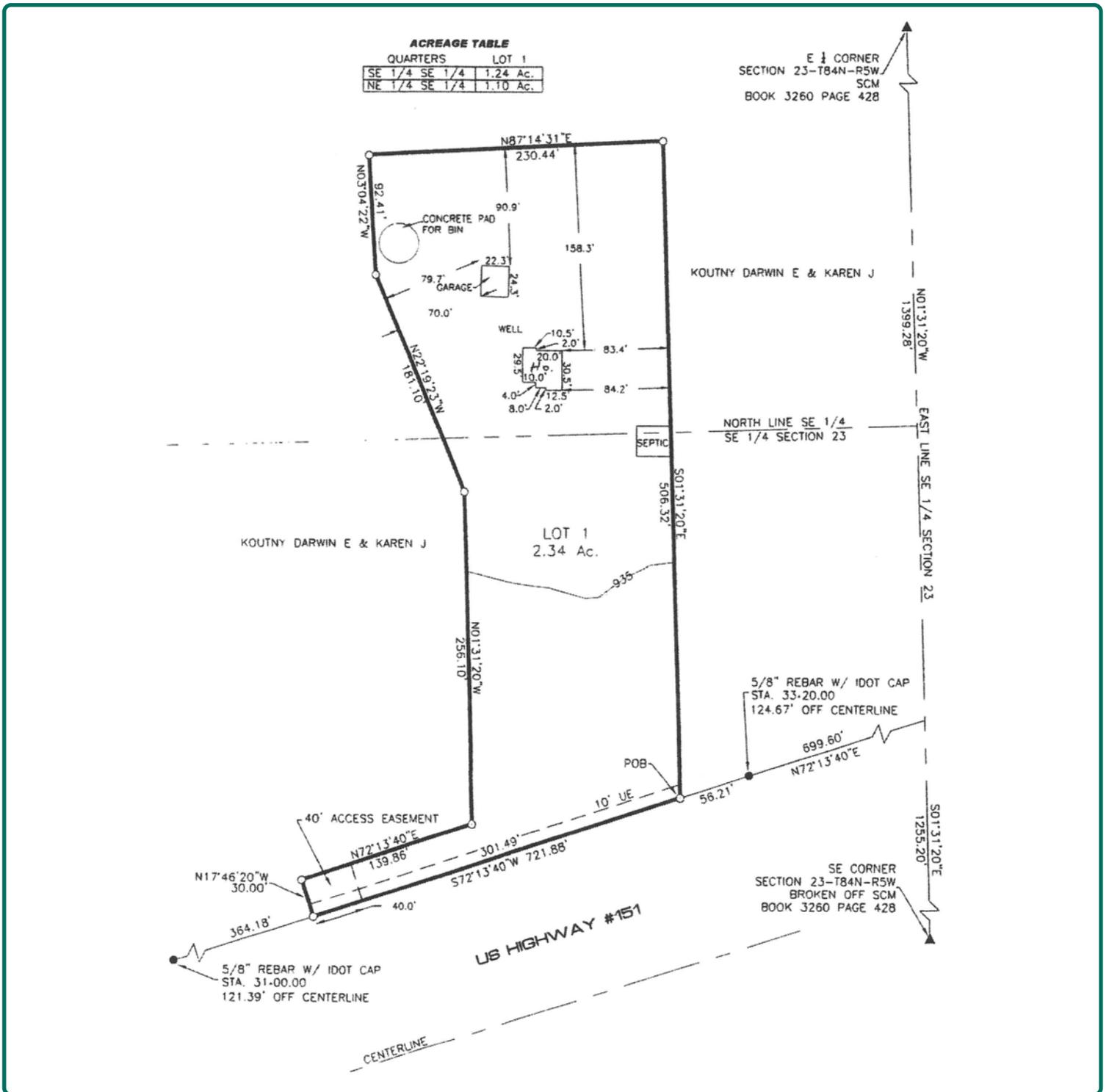
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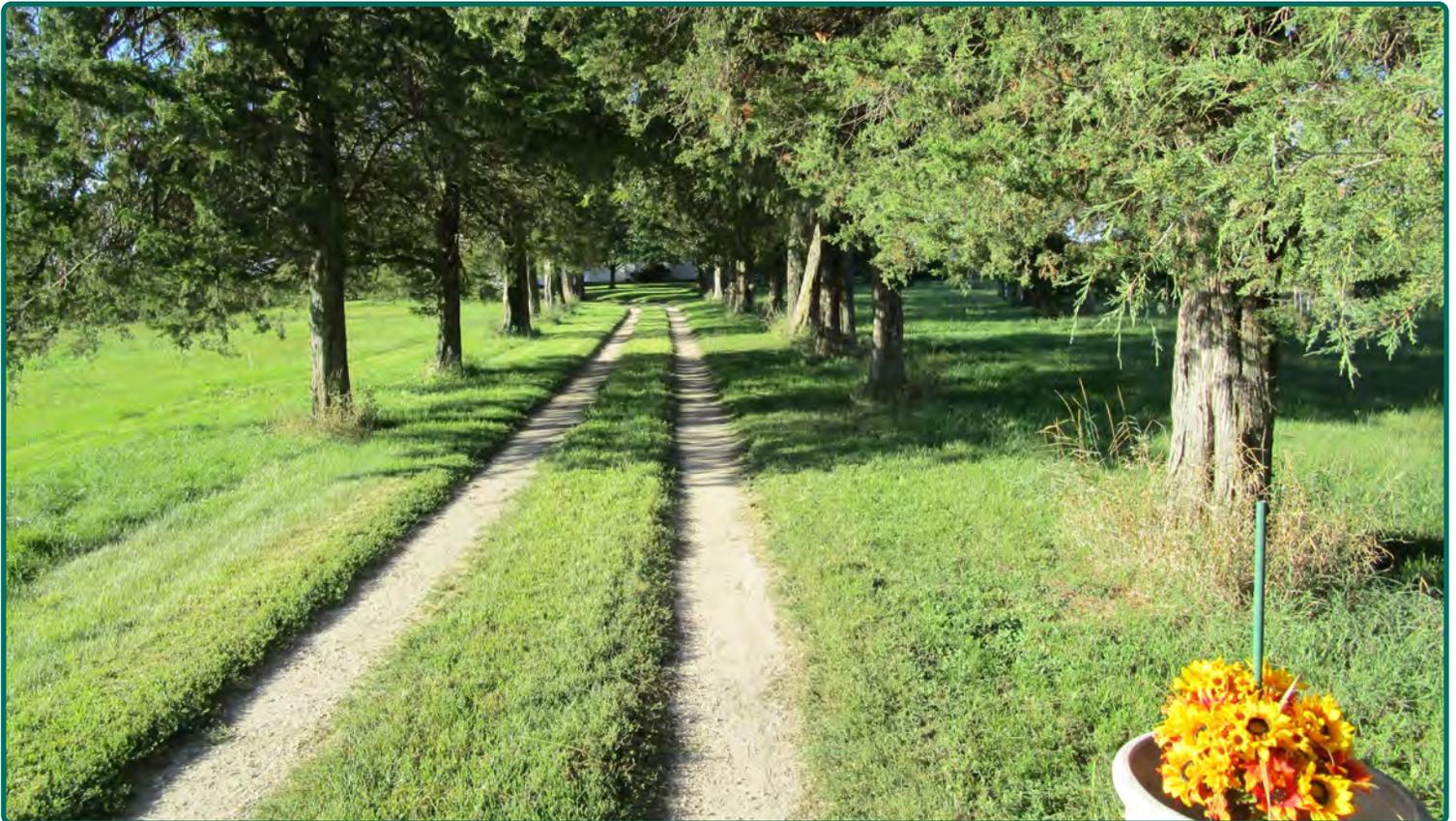
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Entry



Living Room



Dining Room



Kitchen



Bedroom



Bedroom



Bathroom



Bedroom



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