

Acreage For Sale

ACREAGE:

14 Acres, m/l

LOCATION:

Linn County, IA

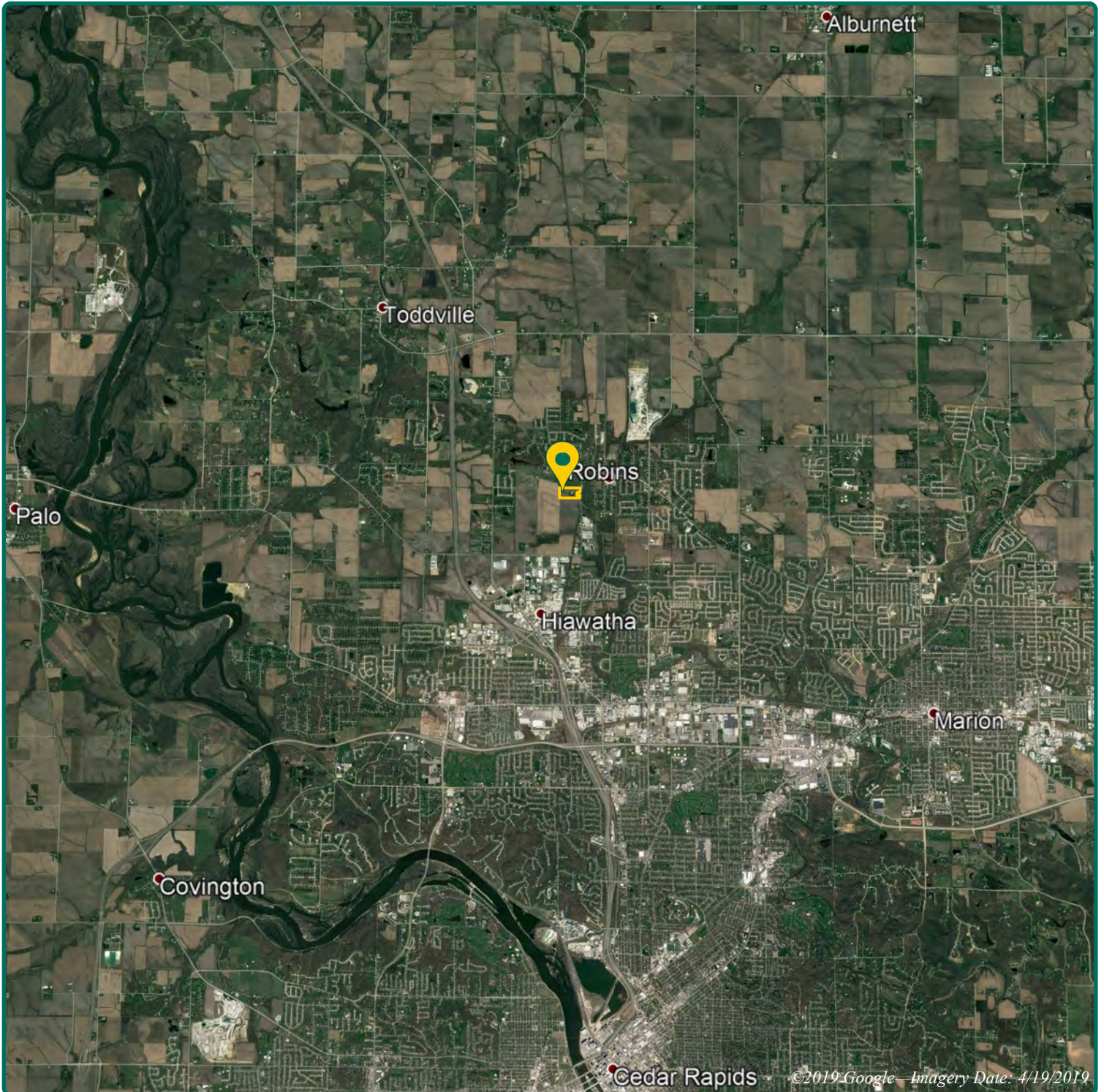


Property *Key Features*

- **Attractive Building Site with a Variety of Mature Oak Trees**
- **Potential For Residential Subdivision**
- **Located in Robins, Iowa on a Hard-Surface Road**

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| | |
|--------------------------|--------------|
| Total Living SF: | 2,136 |
| No. of Bedrooms: | 4 |
| No. of Bathrooms: | 1 |
| Year Built: | 1884 |

ADDRESS:
2836 Robins Road
Robins, IA 52328

Property Information

14 Acres, m/l

Location

From Robins—Intersection of W Main Street and Robins Road: ½ mile south on Robins Road. The property is located on the west side of the road.

From Hiawatha—Intersection of I-380 and Boyson Road: ¾ mile northeast on Boyson Road towards N Center Point Road and 1½ mile north on Robins Road. The property is located on the west side of the road.

Legal Description

Parcel A, Plat of Survey #1052 as recorded in Book 5340 Page 659 of the records of the Linn County, Iowa Recorder

on August 13, 2003, being a part of the SW¼ of the SW¼ Section 21, Township 84 North, Range 7 West of the 5th P.M., Linn County, Iowa.

Price & Terms

- \$399,000
- 5% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable

Real Estate Tax

Taxes Payable 2019 - 2020: \$1,892.00
Net Taxable Acres: 14.12

Land Description

Level to gently rolling.

House

The property includes an older four-bedroom home with one-bathroom.

Outbuildings

Machine Shed: 46' x 72' with 14' sidewalls. Other outbuildings include a corn crib, hog house and cattle shed. There are also two grain bins.

Water & Well Information

The well is located north of the house.

Septic System

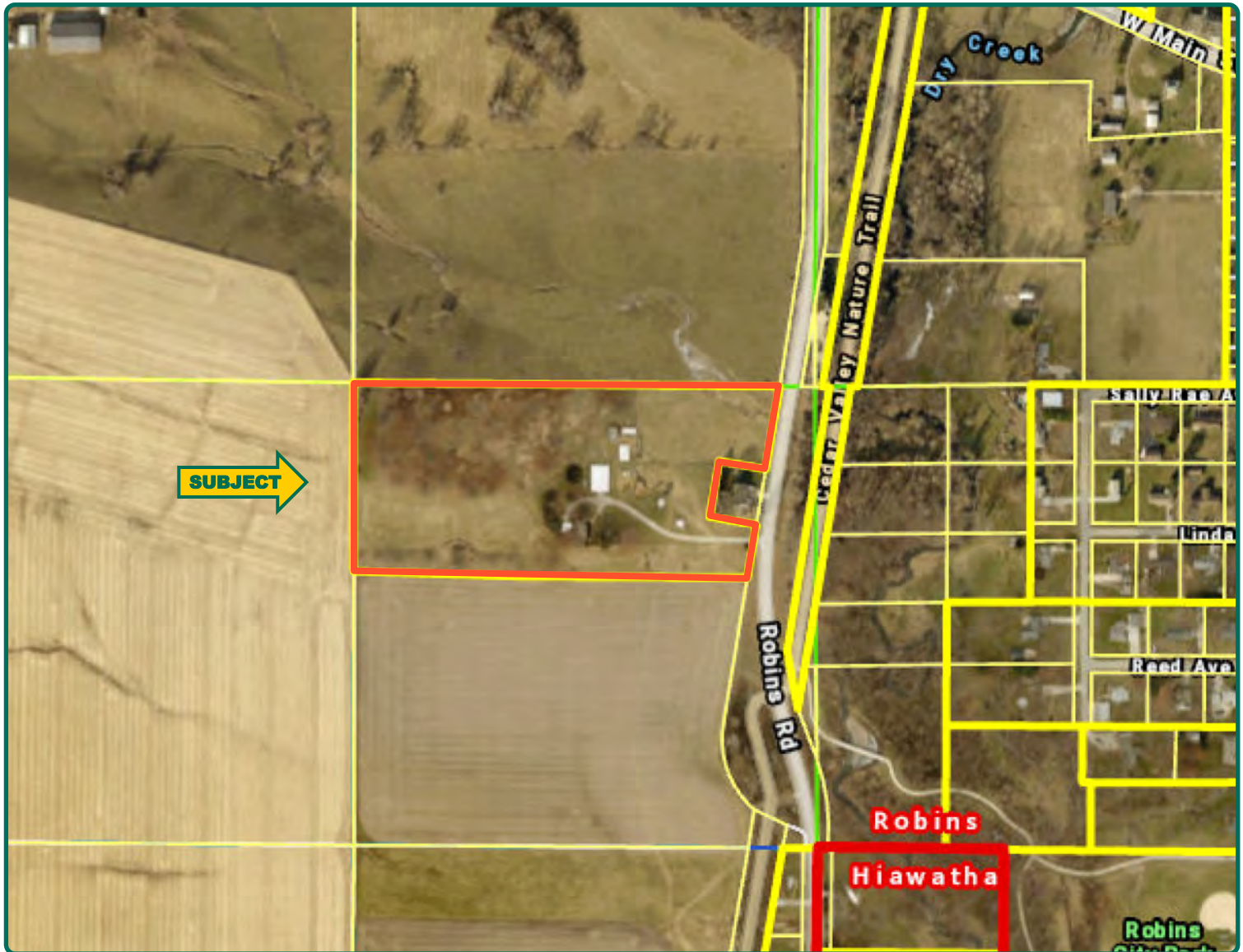
Status of the septic is unknown. The seller is exempt from the time of transfer inspection as the seller is an estate.

Reserved Items

The LP tank is rented.

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Easement

The seller reserves a 66' easement from the end of the driveway into their farm to the south.

Comments

This would make an attractive building site on a 14-acre wooded lot within the City Limits of Robins, along a hard-surface road. The City of Robins has indicated they would allow further residential subdivision on this 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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