

**ACREAGE:**

**9.54 Acres, m/l**

**LOCATION:**

**Linn County, IA**

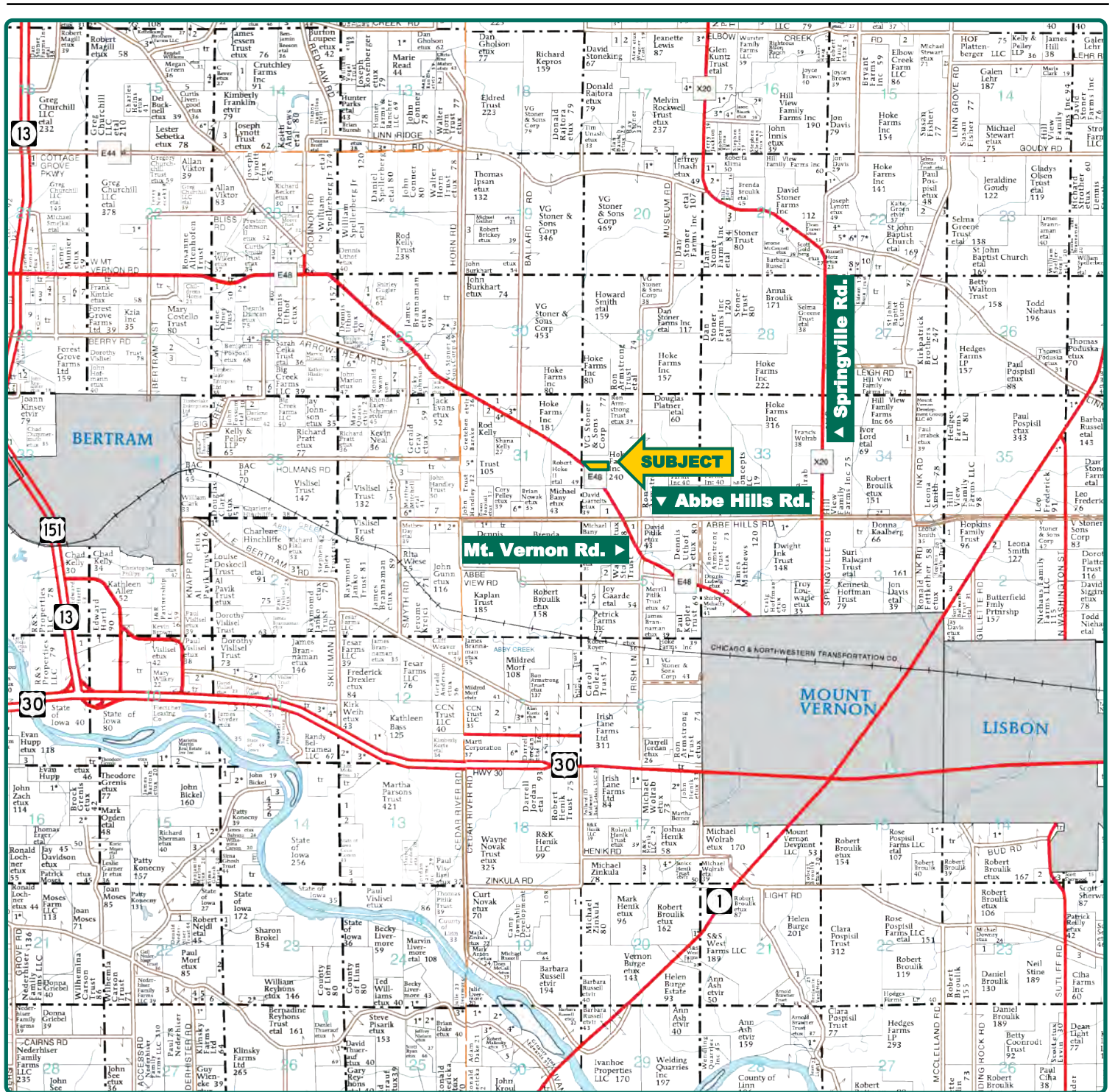


## Property Key Features

- **Wooded Building Site Along Mount Vernon Road**
- **Mature Trees**
- **Private Setting with Abundance of Wildlife**

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## Property Information

**9.54 Acres, m/l**

### Location

**From Mount Vernon:** 2½ miles northwest on Mount Vernon Road. The property is located on the northeast side of the road.

### Legal Description

Lot 1, Hoke Farms, Inc. Second Addition to Linn County, Iowa.

### Price & Terms

- \$239,500
- 5% down upon acceptance of offer; balance due in cash at closing

### Possession

Negotiable

### Real Estate Tax

Taxes Payable 2019 - 2020: \$1,112.00  
Net Taxable Acres: 9.54  
Tax per Net Taxable Acre: \$116.56

### School District

Mount Vernon Community School District.

### Land Description

Level to gently rolling.

### Access

There will be a shared driveway in the southwest corner of the property. This will allow access to the building lot and access to the farm field to the south.

### Comments

This is one of the nicest wooded building lots in the area. This 9.54 acres is located along Mount Vernon Road, just west of Mount Vernon. It includes an abundance of mature trees. Build your dream home on this attractive wooded setting along a hard-surface road, minutes from Cedar Rapids.

*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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