

# Acresage For Sale

**ACREAGE:**

**2.17 Acres, m/l**

**LOCATION:**

**Johnson County, IA**

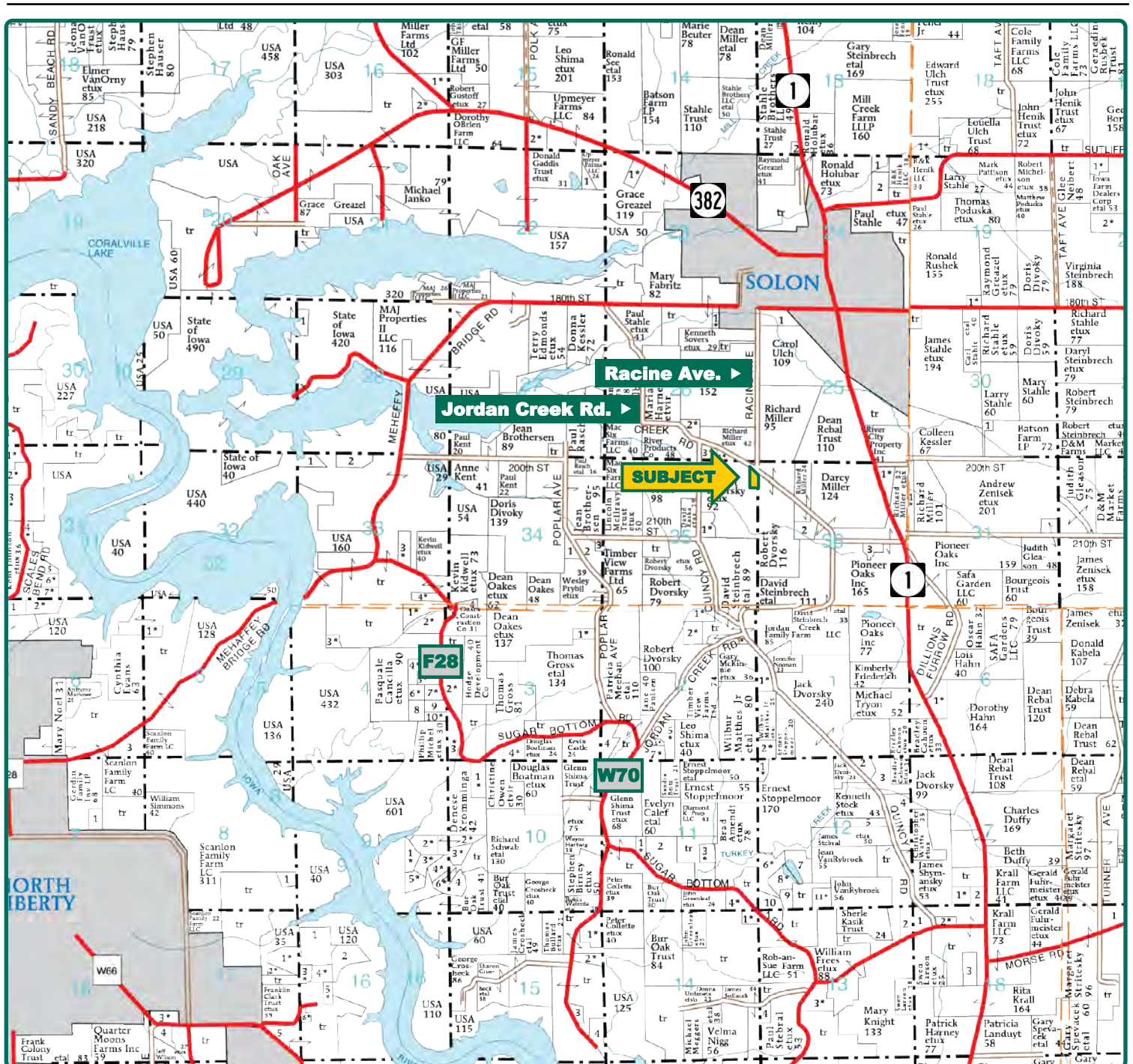


## **Property Key Features**

- Located 1 Mile South of Solon
- Attractive Setting with Mature Oak Trees
- Potential Fixer-Upper

**Troy Louwagie, ALC**  
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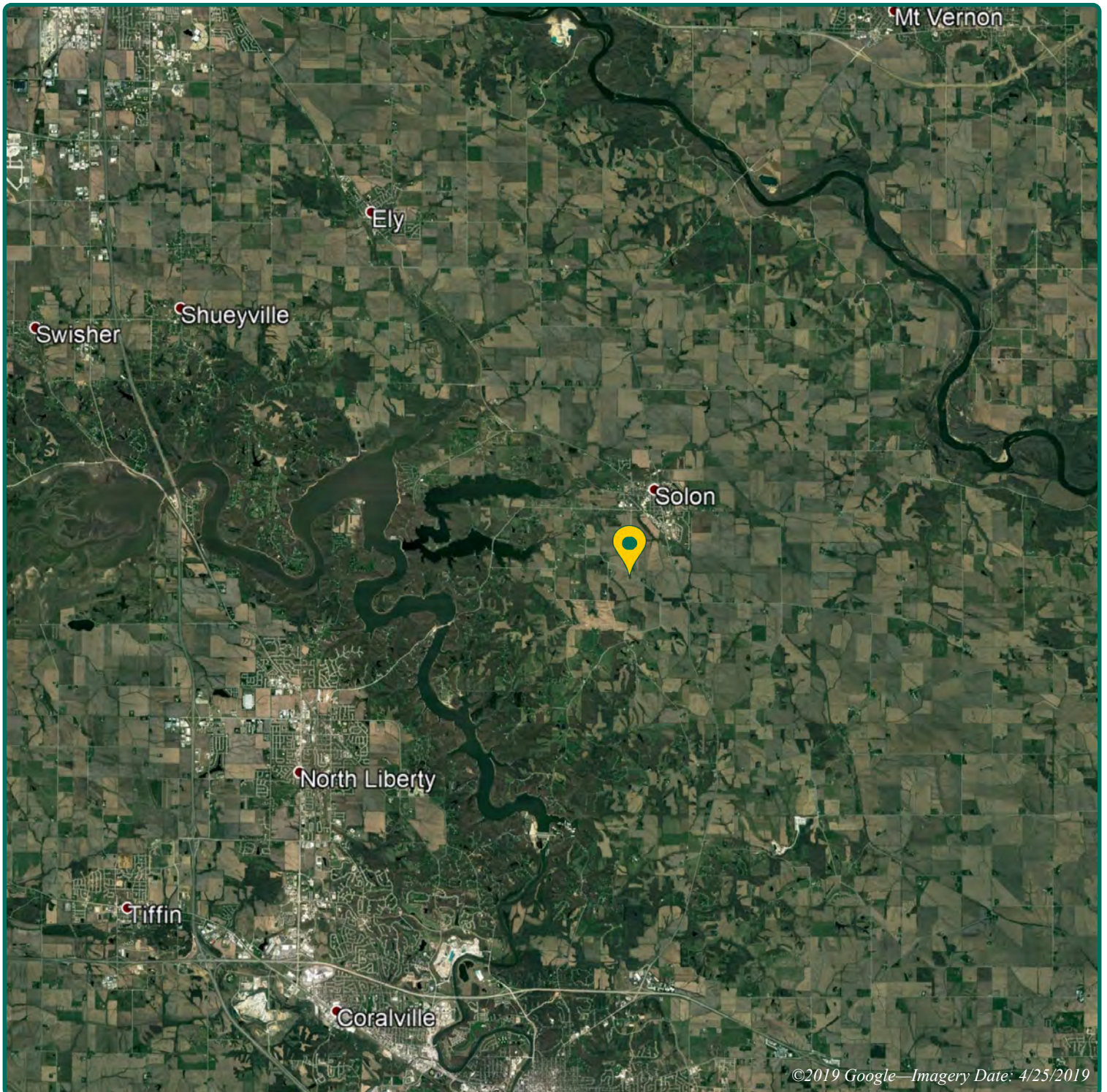
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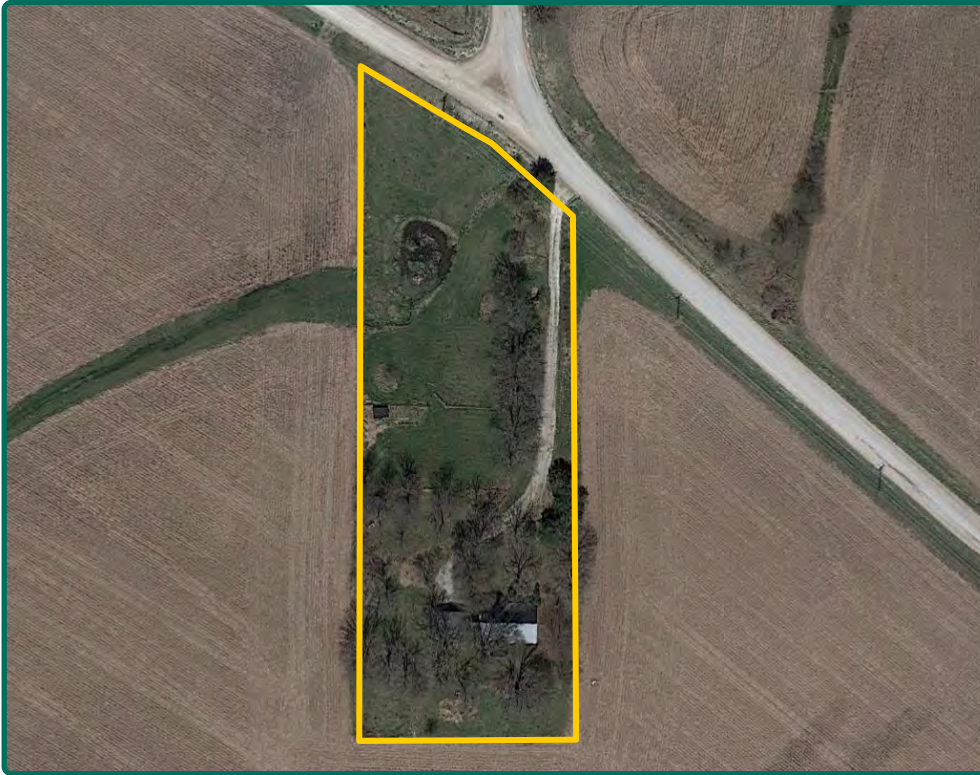
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**Total Living SF:** 1,380  
**No. of Bedroom:** 3  
**No. of Bathroom:** 1  
**Year Built:** 1974

**ADDRESS:**

2001 Jordan Creek Road  
Solon, IA 52333

## Property Information

**2.17 Acres, m/l**

### Location

From Solon High School: 1 mile south on Racine Avenue.

### Legal Description

Lot A Ciha-Byrnes Addition and Lot 1 Ciha-Byrnes Addition to Johnson County, Iowa.

### Price

• \$199,500

### Possession

Immediate

### Real Estate Tax

Taxes Payable 2019 - 2020: \$3,326.00  
Net Taxable Acres: 2.17

### School District

Solon Community School District

### House

This home was built in 1974 and consists of 1,380 finished square feet. There are three bedrooms on the main level and one full bathroom. Includes a large eat-in kitchen and living room. The basement is unfinished.

### Garage

The property includes a two-stall garage.

### Water & Well Information

A drilled well is located east of the house.

### Septic System

The septic system is located west of the garage. The status is unknown.

### Comments

The home has been vacant for many years. There is severe mold in the basement and the main level is in below-average condition. The potential for this property would be to tear down the house and build your dream home, or fix up the existing house. The 2.17 acres includes many mature oak trees and is a beautiful setting just south of Solon.

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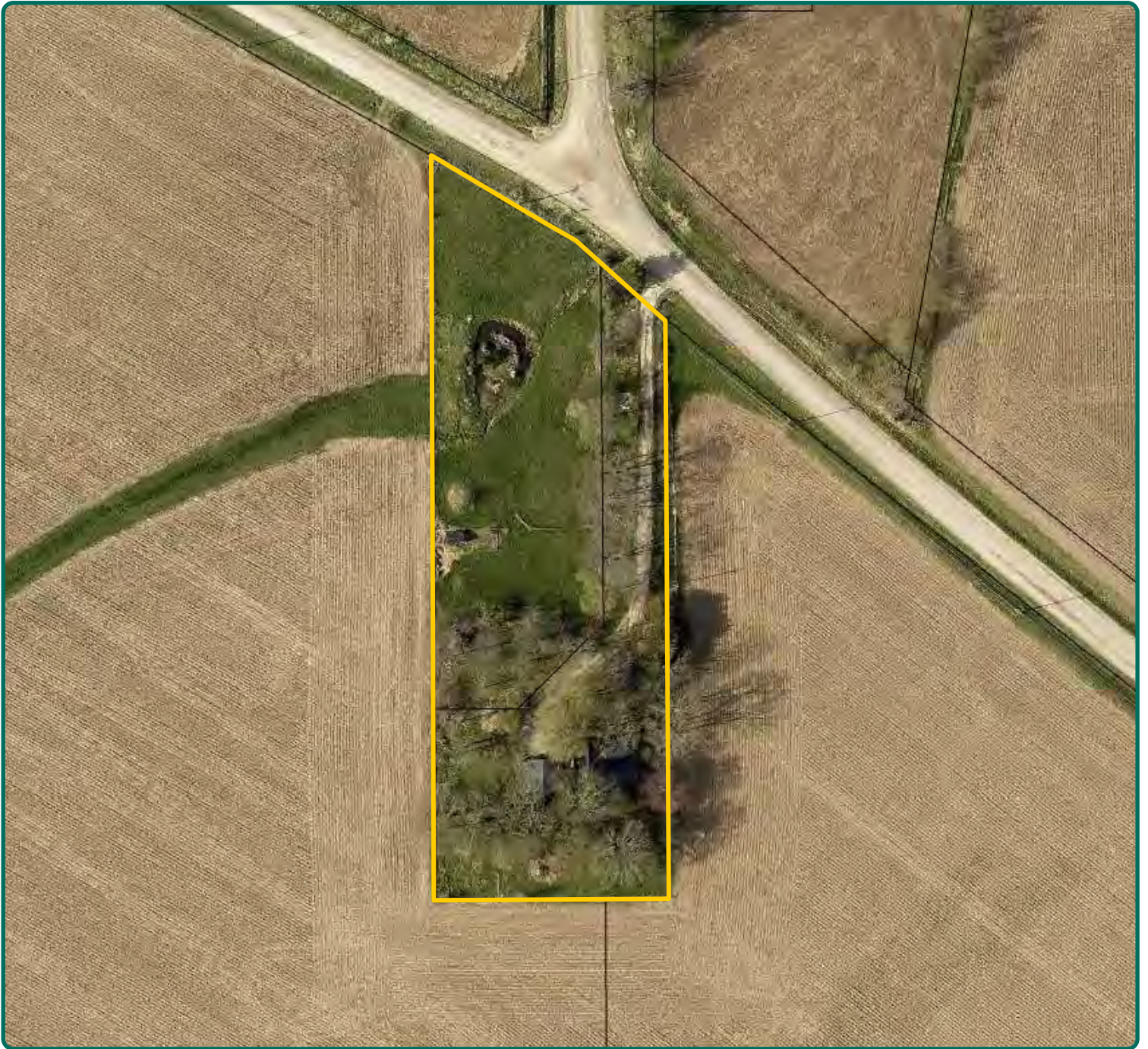
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*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate.*

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