

Lots For Sale

ACREAGE:**2.35 Acres**

In 8 Residential Lots

LOCATION:**Cedar County, IA****Property Key Features**

- Lots Located in the Country View Subdivision in Mechanicsville, IA
- Located Next to North Cedar Elementary School
- Nice Size Lots with Utilities

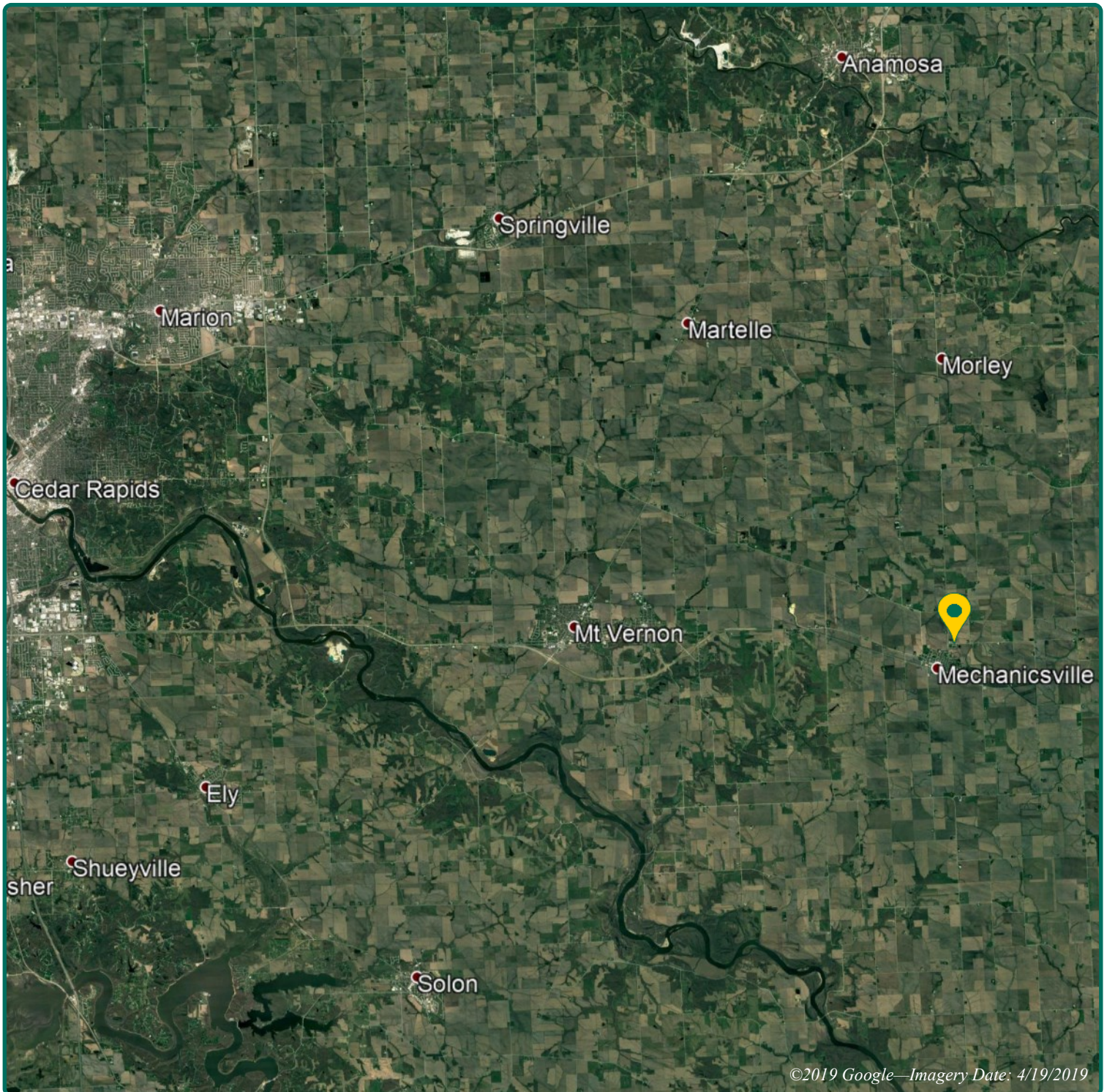
Troy Louwagie, ALC

Licensed in IA & IL

TroyL@Hertz.ag**319-895-8858**102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314**www.Hertz.ag**

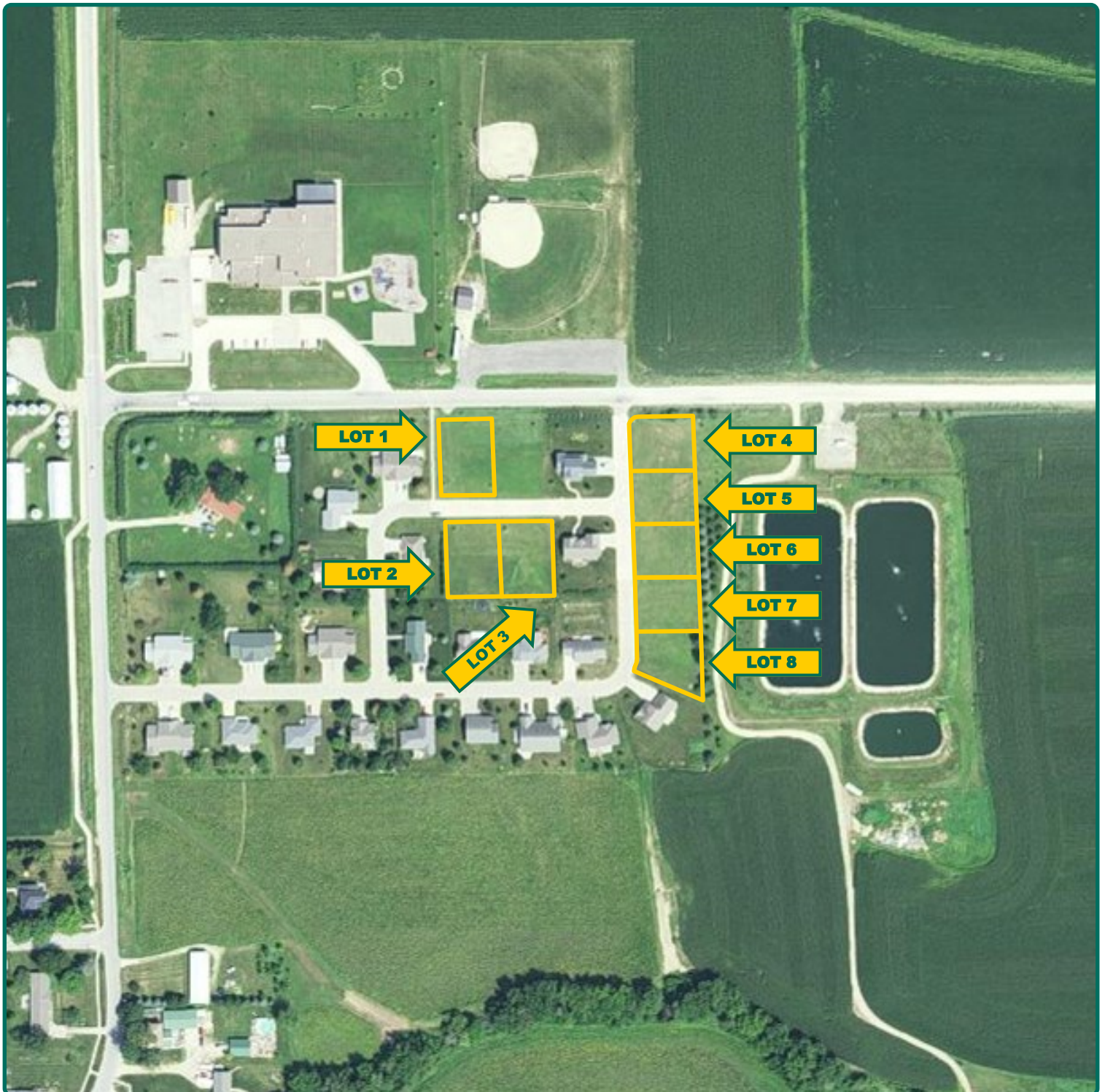
Location Map

Mechanicsville, Cedar County, IA



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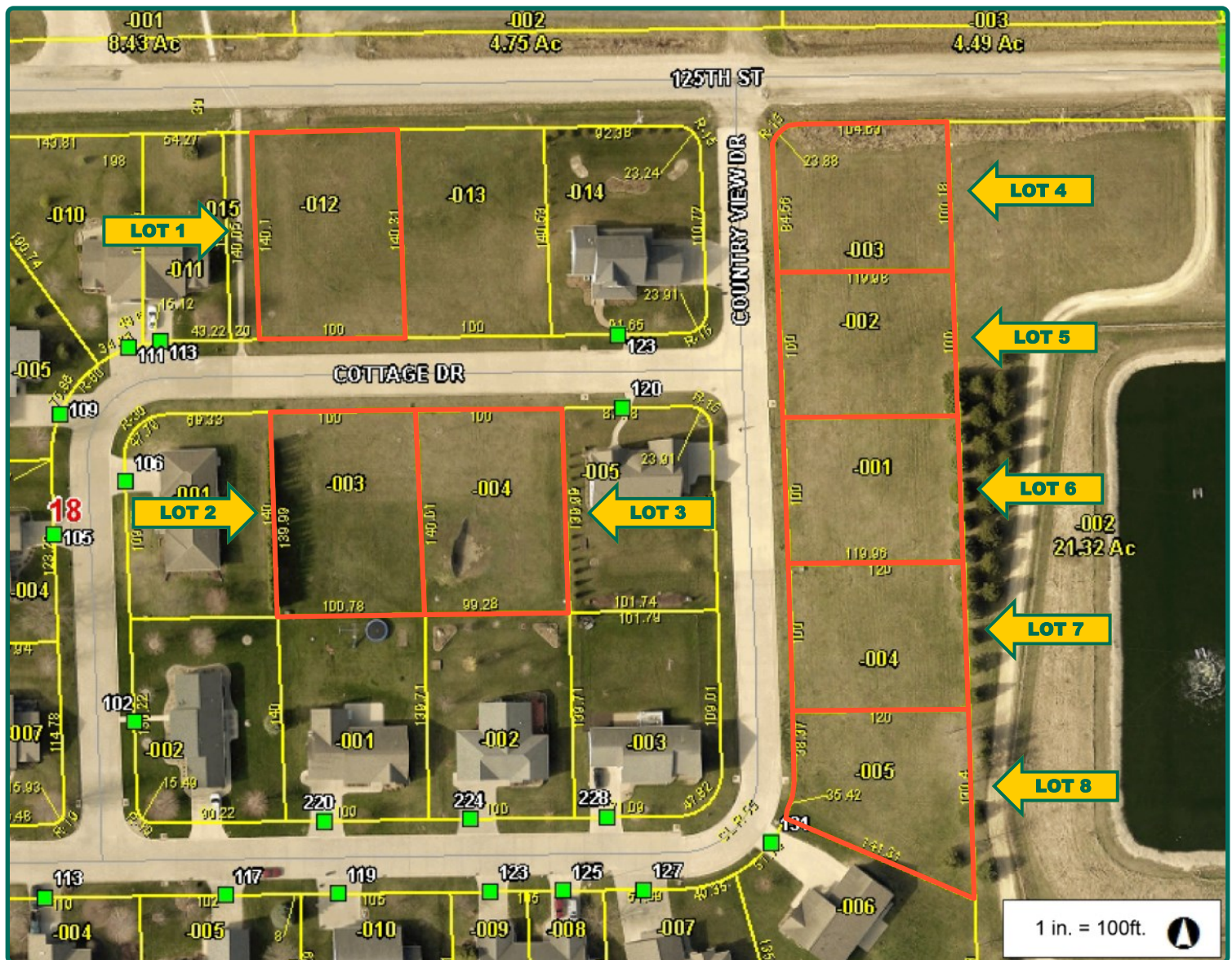


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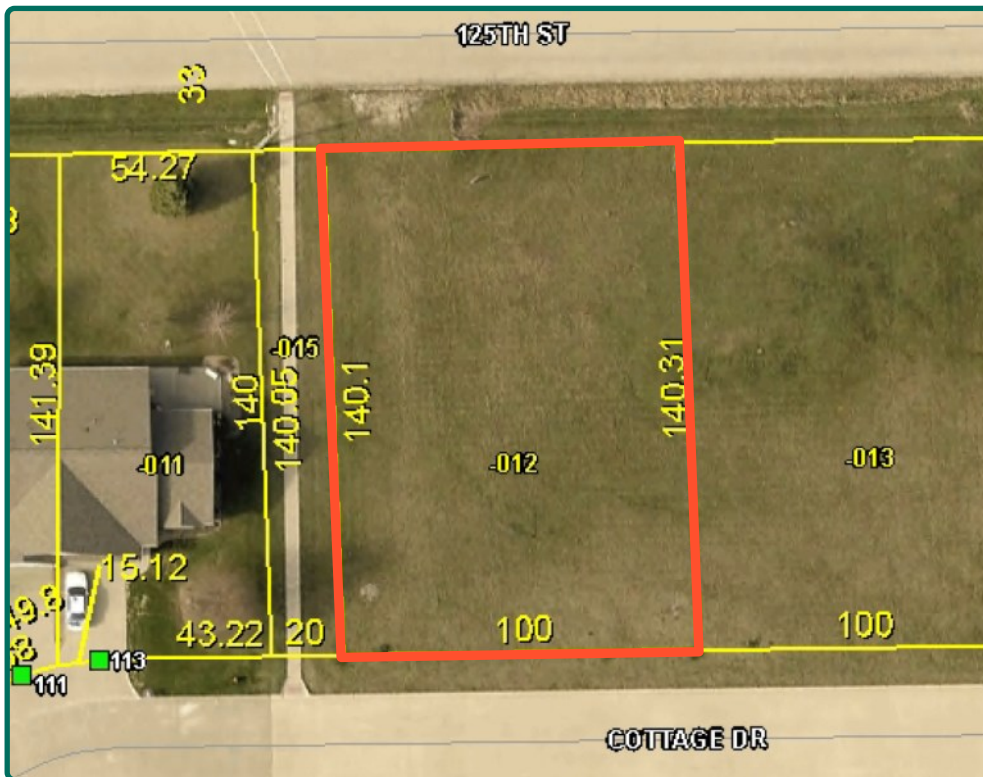
Assessor's Map

8 Lots, Cedar County, IA



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Lot 1 Property Information 0.321 Acres, m/l

Location

From Mechanicsville—Intersection of Highway 30 and S. Cherry Street: ½ mile northeast on S Cherry Street; turn east onto E 4th Street; north on E Elm Street; east on Country View Drive; and north onto Cottage Drive. The property is located on the north side of the road.

Legal Description

Country View Subdivision Fourth Addition Lot 1 located in Section 18, Township 82 North, Range 3 West of the 5th P.M., Cedar County, Iowa.

Price & Terms

- \$36,500
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable

Real Estate Tax

Taxes Payable 2019 - 2020: \$574.00
Net Taxable Acres: 0.321

Land Description

Level.

Utilities

City sewer and water is located at the edge of this lot.

Covenants

See listing agent for a copy of the covenants.

Comments

This is a nice lot located in an attractive subdivision close to schools.

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Lot 2 Property Information 0.323 Acres, m/l

Location

From Mechanicsville—Intersection of Highway 30 and S. Cherry Street: ½ mile northeast on S Cherry Street; turn east onto E 4th Street; north on E Elm Street; east on Country View Drive; and north onto Cottage Drive. The property is located on the south side of the road.

Legal Description

Country View Subdivision Fourth Addition Lot 4 located in Section 18, Township 82 North, Range 3 West of the 5th P.M., Cedar County, Iowa.

Price & Terms

- \$36,500
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable

Real Estate Tax

Taxes Payable 2019 - 2020: \$576.00
Net Taxable Acres: 0.323

Land Description

Level.

Utilities

City sewer and water is located at the edge of this lot.

Covenants

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Comments

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Lot 4 Property Information 0.273 Acres, m/l

Location

From Mechanicsville—Intersection of Highway 30 and S. Cherry Street: ½ mile northeast on S Cherry Street; turn east onto E 4th Street; north on E Elm Street; east on Country View Drive—follow road north. The property is located on the east side of the road.

Legal Description

Country View Subdivision Fourth Addition Lot 9 located in Section 18, Township 82 North, Range 3 West of the 5th P.M., Cedar County, Iowa.

Price & Terms

- \$31,500
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable

Real Estate Tax

Taxes Payable 2019 - 2020: \$510.00
Net Taxable Acres: 0.273

Land Description

Level.

Utilities

City sewer and water is located at the edge of this lot.

Covenants

See listing agent for a copy of the covenants.

Comments

This is a nice lot located in an attractive subdivision close to schools.



Lot 5 Property Information 0.276 Acres, m/l

Location

From Mechanicsville—Intersection of Highway 30 and S. Cherry Street: ½ mile northeast on S Cherry Street; turn east onto E 4th Street; north on E Elm Street; east on Country View Drive—follow road north. The property is located on the east side of the road.

Legal Description

Country View Subdivision Fourth Addition Lot 8 located in Section 18, Township 82 North, Range 3 West of the 5th P.M., Cedar County, Iowa.

Price & Terms

- \$31,500
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable

Real Estate Tax

Taxes Payable 2019 - 2020: \$538.00
Net Taxable Acres: 0.276

Land Description

Level.

Utilities

City sewer and water is located at the edge of this lot.

Covenants

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Comments

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Lot 6 Property Information 0.276 Acres, m/l

Location

From Mechanicsville—Intersection of Highway 30 and S. Cherry Street: ½ mile northeast on S Cherry Street; turn east onto E 4th Street; north on E Elm Street; east on Country View Drive—follow road north. The property is located on the east side of the road.

Legal Description

Country View Subdivision Fourth Addition Lot 7 located in Section 18, Township 82 North, Range 3 West of the 5th P.M., Cedar County, Iowa.

Price & Terms

- \$31,500
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable

Real Estate Tax

Taxes Payable 2019 - 2020: \$538.00
Net Taxable Acres: 0.276

Land Description

Level.

Utilities

City sewer and water is located at the edge of this lot.

Covenants

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Comments

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Lot 7 Property Information 0.276 Acres, m/l

Location

From Mechanicsville—Intersection of Highway 30 and S. Cherry Street: ½ mile northeast on S Cherry Street; turn east onto E 4th Street; north on E Elm Street; east on Country View Drive—follow road north. The property is located on the east side of the road.

Legal Description

Country View Subdivision Third Addition Lot 4 located in Section 18, Township 82 North, Range 3 West of the 5th P.M., Cedar County, Iowa.

Price & Terms

- \$31,500
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable

Real Estate Tax

Taxes Payable 2019 - 2020: \$538.00
Net Taxable Acres: 0.276

Land Description

Level.

Utilities

City sewer and water is located at the edge of this lot.

Covenants

See listing agent for a copy of the covenants.

Comments

This is a nice lot located in an attractive subdivision close to schools.



Lot 8 Property Information 0.288 Acres, m/l

Location

From Mechanicsville—Intersection of Highway 30 and S. Cherry Street: ½ mile northeast on S Cherry Street; turn east onto E 4th Street; north on E Elm Street; east on Country View Drive—follow road north. The property is located on the east side of the road.

Legal Description

Country View Subdivision Third Addition Lot 5 located in Section 18, Township 82 North, Range 3 West of the 5th P.M., Cedar County, Iowa.

Price & Terms

- \$31,500
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable

Real Estate Tax

Taxes Payable 2019 - 2020: \$494.00
Net Taxable Acres: 0.288

Land Description

Level.

Utilities

City sewer and water is located at the edge of this lot.

Covenants

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