

Land For Sale

ACREAGE:

9.30 Acres, m/l

LOCATION:

Linn County, IA

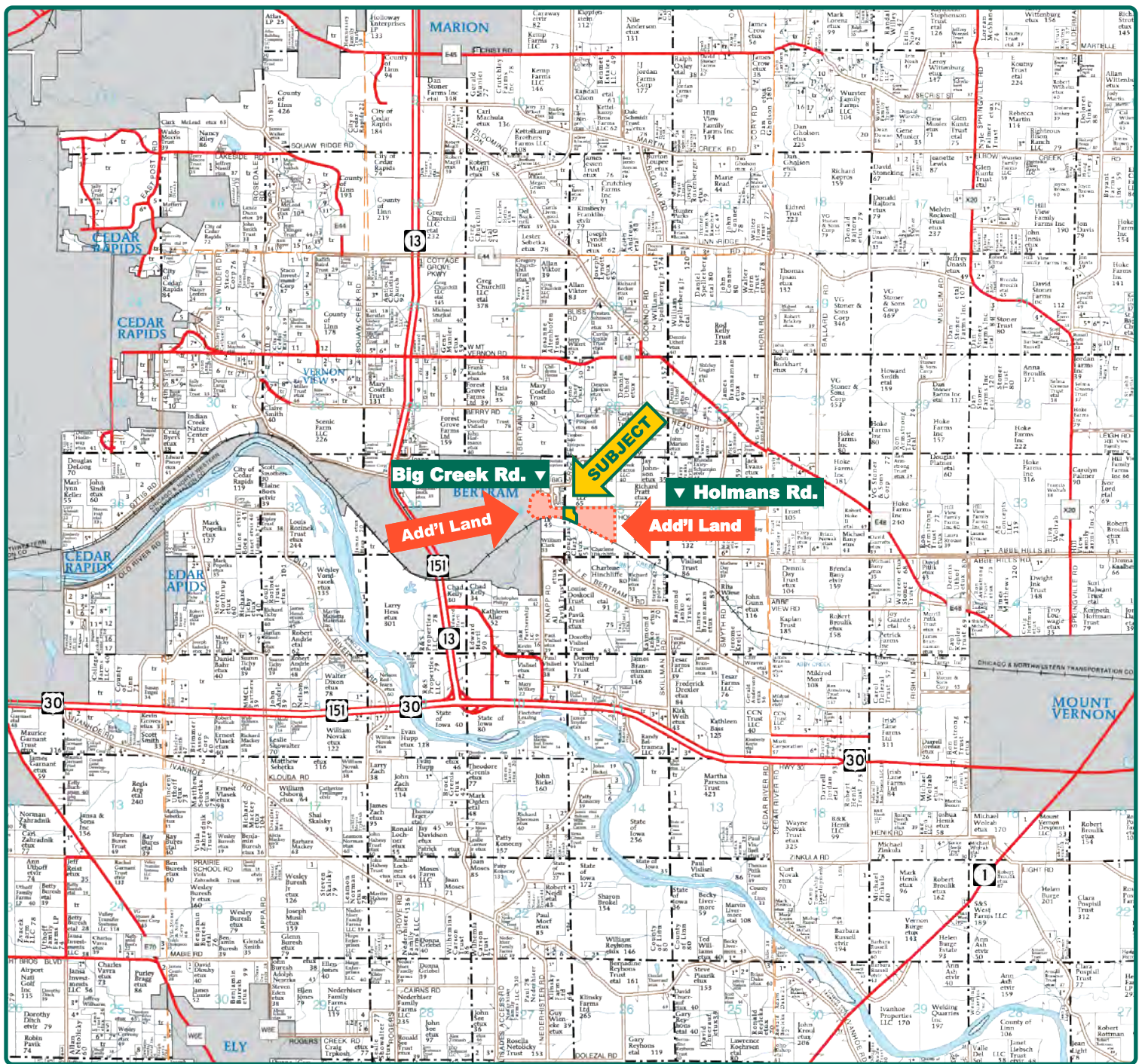


Property Key Features

- Located ½ Mile East of Bertram, Iowa
- Includes Well-Cared-For Ranch Home and Outbuilding
- Balance of Farm Is Pasture – Ideal for Livestock

Troy Louwagie, ALC
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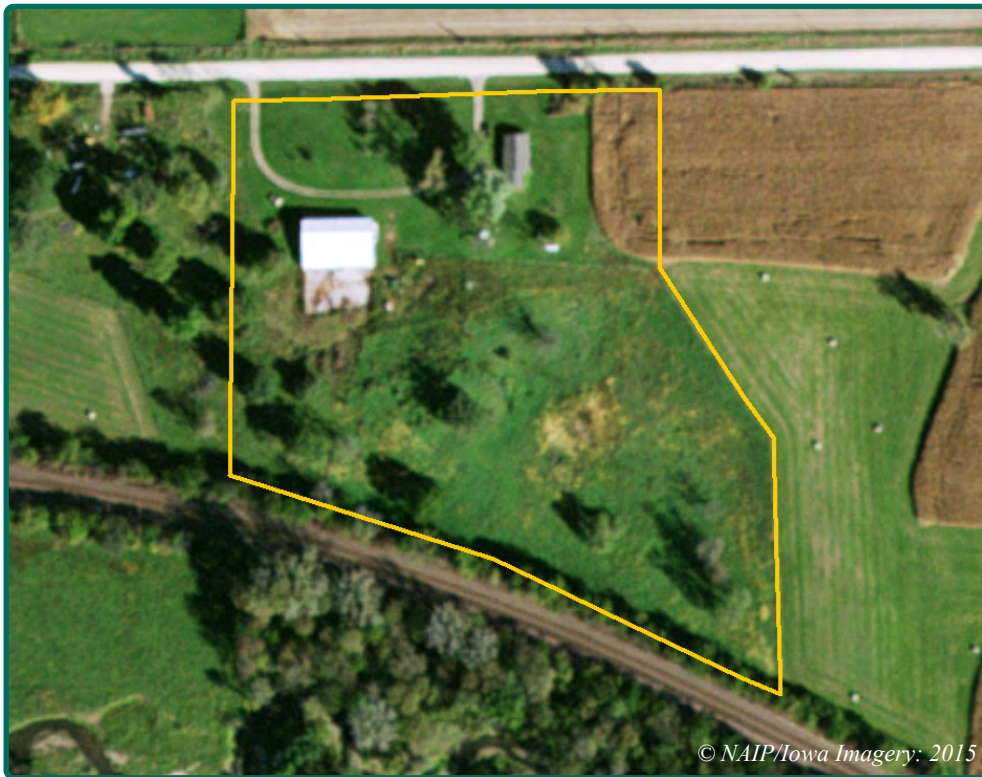
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Total Living SF: 1,332

No. of Bedrooms: 3

No. of Bathrooms: 2½

Year Built: 1957

ADDRESS:

1590 Holmans Rd.
Mount Vernon, IA 52314

FSA/Eff. Crop Acres: 0.46*

Bean Base Acres: 0.03*

Soil Productivity: 60.00 CSR2

**FSA Acres are estimated.*

Property Information

9.30 Acres, m/l

Location

From Bertram: East on Big Creek Road, then head south onto Holmans Road. Follow Holmans Road for ¼ mile. The property is located on the south side of the road.

Legal Description

That part of the NW¼ of the SW ¼ of Section 35, Township 83 North, Range 6 West of the 5th P.M., Linn County, Iowa.

Price & Terms

- \$350,000
- 5% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2019 - 2020: \$2,000.00*

Net Taxable Acres: 9.30*

**Taxes and Net Taxable Acres are estimated pending survey of property. Linn County Treasurer/Assessor will determine final tax figures.*

School District

Mount Vernon School District

House

Well-cared-for three-bedroom ranch home that was built around 1957 consisting of 1,332 finished square feet. It includes 1½ baths on the main level and a full-bath on the lower level. The kitchen has been

updated with newer countertops. The bedrooms have hardwood floors. The basement is unfinished, but includes a newer furnace, electric hot water heater and a breaker box. There is a two-stall attached garage.

Water & Well Information

The well is located west of the house.

Septic

The septic is located southeast of the house.

Buildings

Includes a large open-front cattle shed consisting of 5,580 square feet that was built around 1960.

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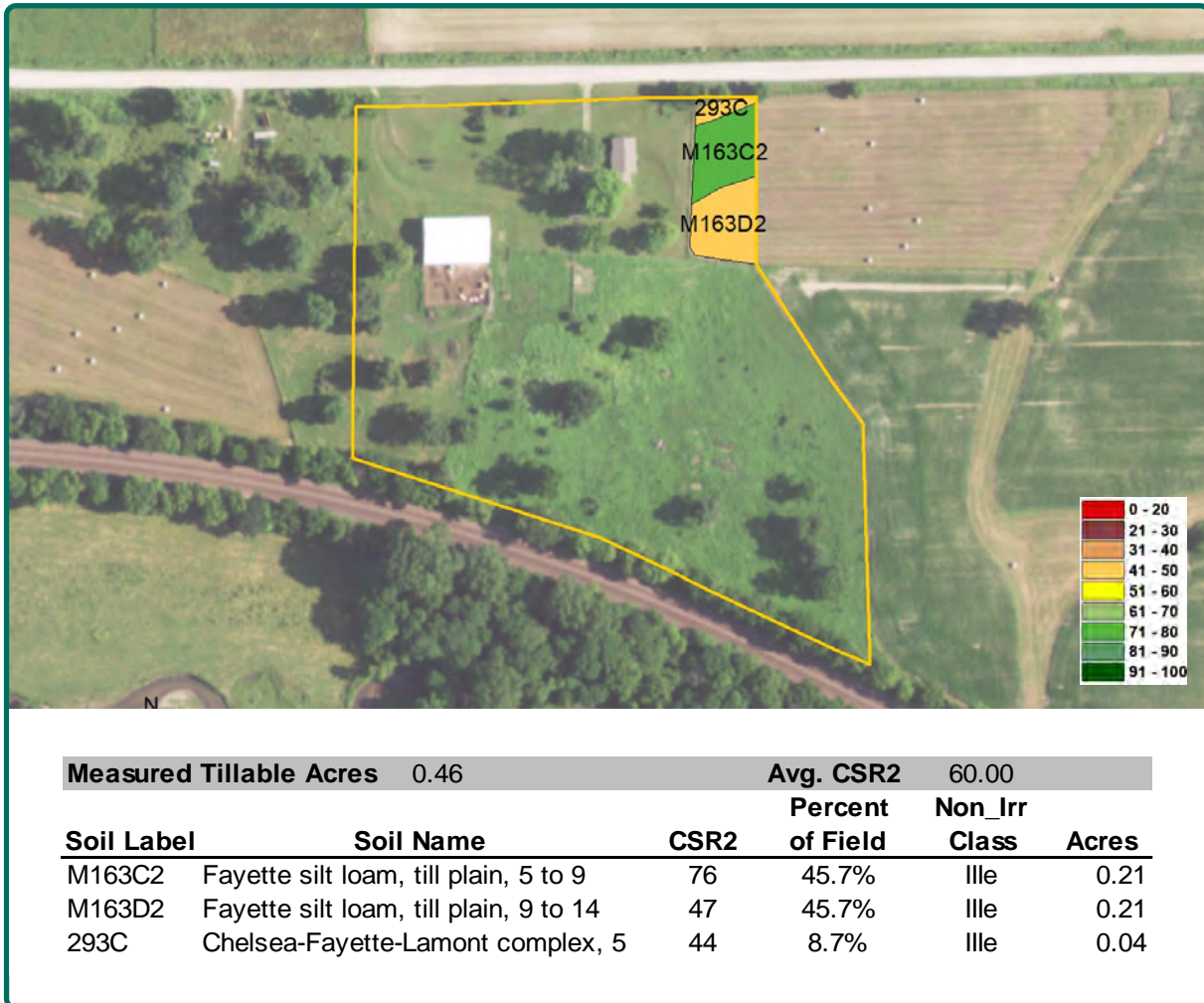
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FSA Data

Part of Farm Number 3885, Tract 1494
 FSA/Eff. Crop Acres: 0.46*
 Bean Base Acres: 0.03*
 Bean PLC Yield: 28 Bu.
 *FSA Acres are estimated pending reconstitution of farm by the Linn County FSA office.

Soil Types/Productivity

Soils are Fayette and Chelsea-Fayette-Lamont. CSR2 on the estimated FSA/Eff. crop acres is 60.00. See soil map for detail.

Comments

This is a well-cared-for ranch home located just east of Bertram. It includes a nice outbuilding that would work well for storage or livestock. The balance of property is in rolling timber/pasture.

Additional Land For Sale

Seller has two additional tracts of land for sale located to the west and east of this property. See Additional Land Aerial Map.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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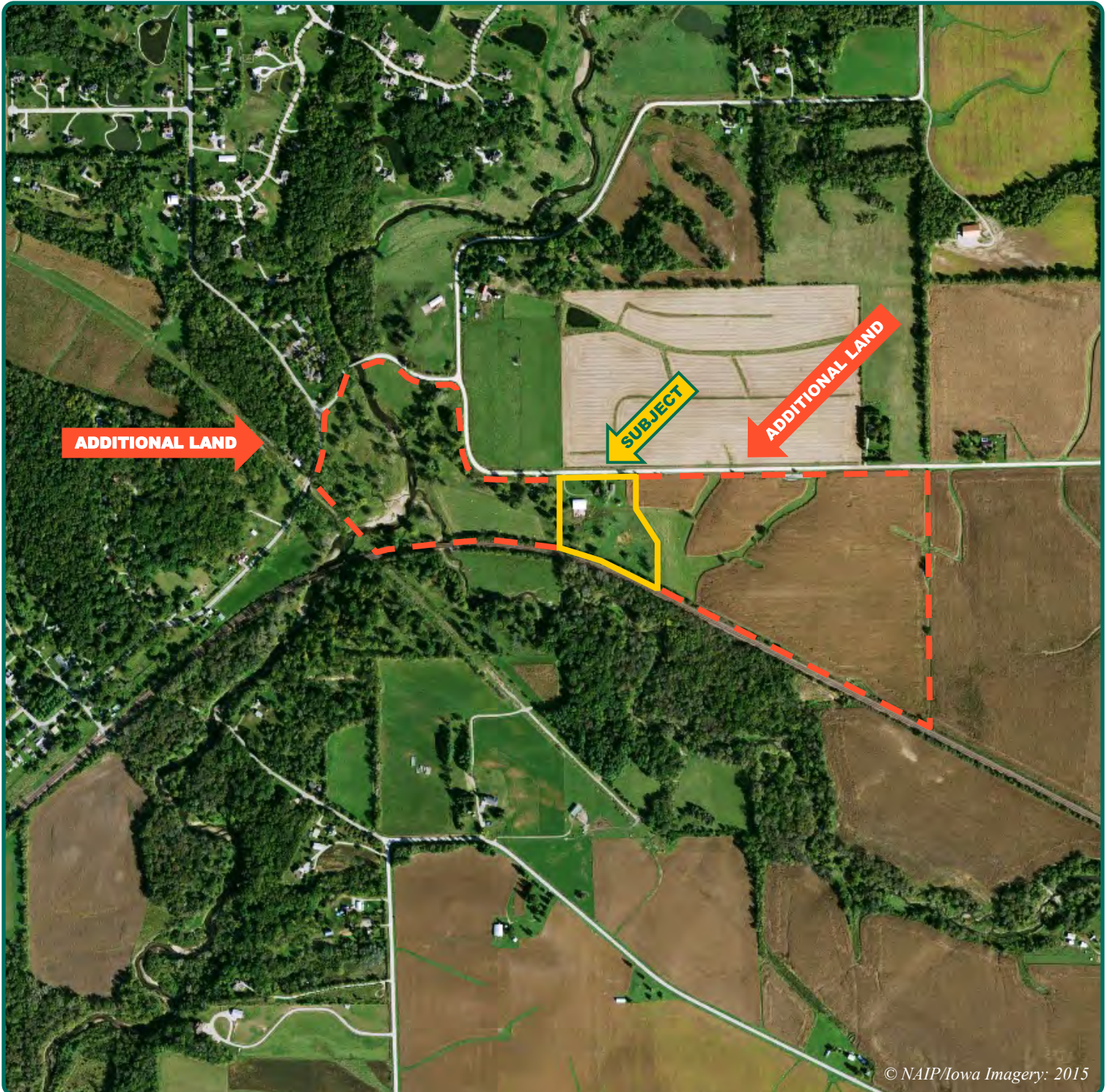
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