



**847 Highway 30 West, Mount Vernon, IA 52314**

## Property Information

### Location

From Mount Vernon: ½ mile west on Highway 30.

### Address

847 Highway 30 West  
Mount Vernon, IA 52314

### Legal Description

Lot 1, Ivanhoe First Addition to Linn County, Iowa.

### Price

#### Price Reduced!

- \$259,000 \$249,900

### Sellers

Scott and Amy Weber

### Possession

Negotiable.

### Real Estate Tax

Taxes Payable 2015 - 2016: \$3,076

Net Taxable Acres: .98

### School District

Mount Vernon Community Schools.

### House

Recently updated four bedroom, two bath home built in 1966 located on a hard surface road west of Mount Vernon. The home consists of 1,344 finished square feet on the main level and 995 finished square feet in the lower level. This home has been completely updated in the past five years with custom maple cabinets, quartz countertop with tile backsplash, new floor coverings throughout and new trim and doors. The windows have also been updated. The basement includes a large rec room. There is a newer 24' x 32' shop with a concrete floor which works

well for storage or additional parking. The house is nicely landscaped with a fire pit, basketball court, and pool. This is all located on one acre just west of Mount Vernon on a wooded setting.

### Main Level

**Eat-In Kitchen:** 13' x 23' 6"; custom maple cabinets and quartz countertop with tile backsplash. It includes a large pantry. The kitchen was updated five years ago. It includes a GE stove/oven, newer Frigidaire dishwasher, Amana microwave and four high end bar stools that were purchased for \$300 each five years ago. The refrigerator is reserved.

**Family Room:** 14' 6" x 19'; open to the kitchen, gas Heatilator fireplace, carpet flooring and ceiling fan.

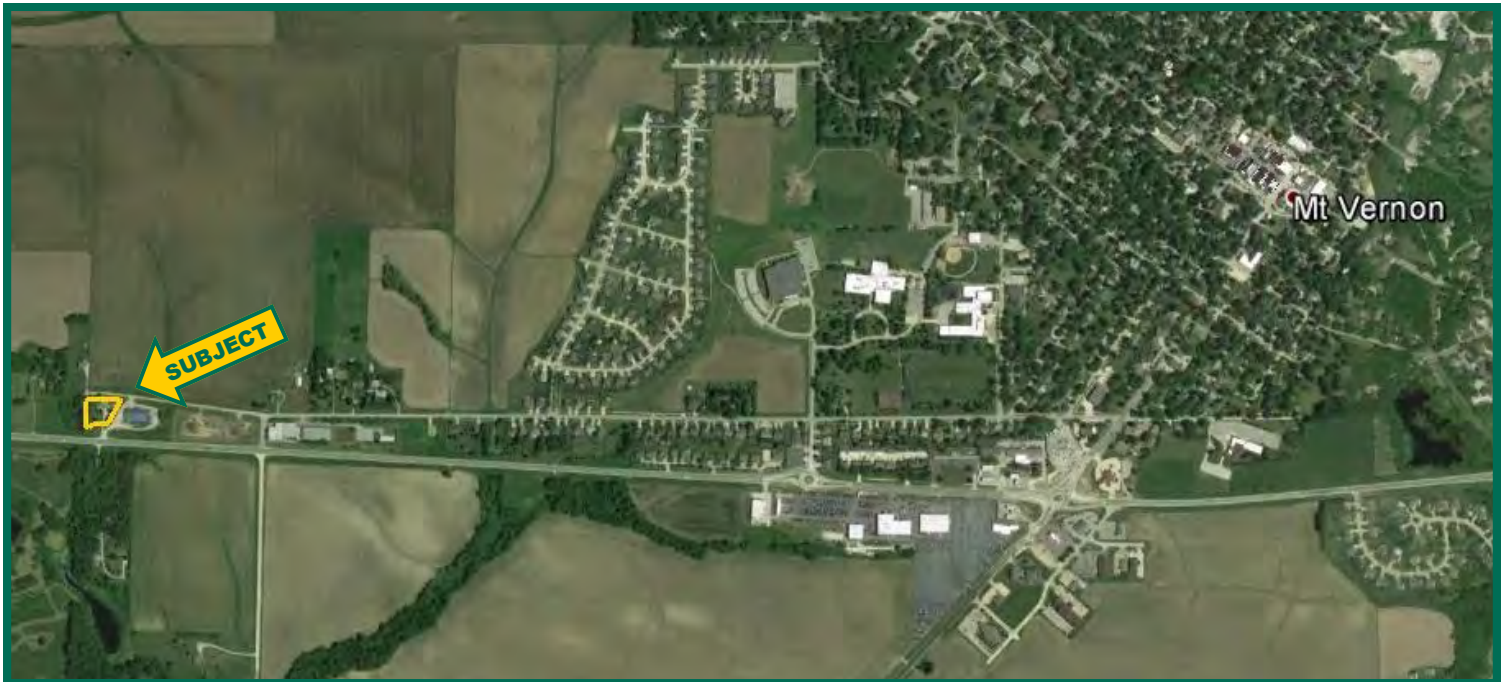
**Southwest Bedroom:** 10' 6" x 12' 6"; new drywall and insulation, double closets, laminate flooring.

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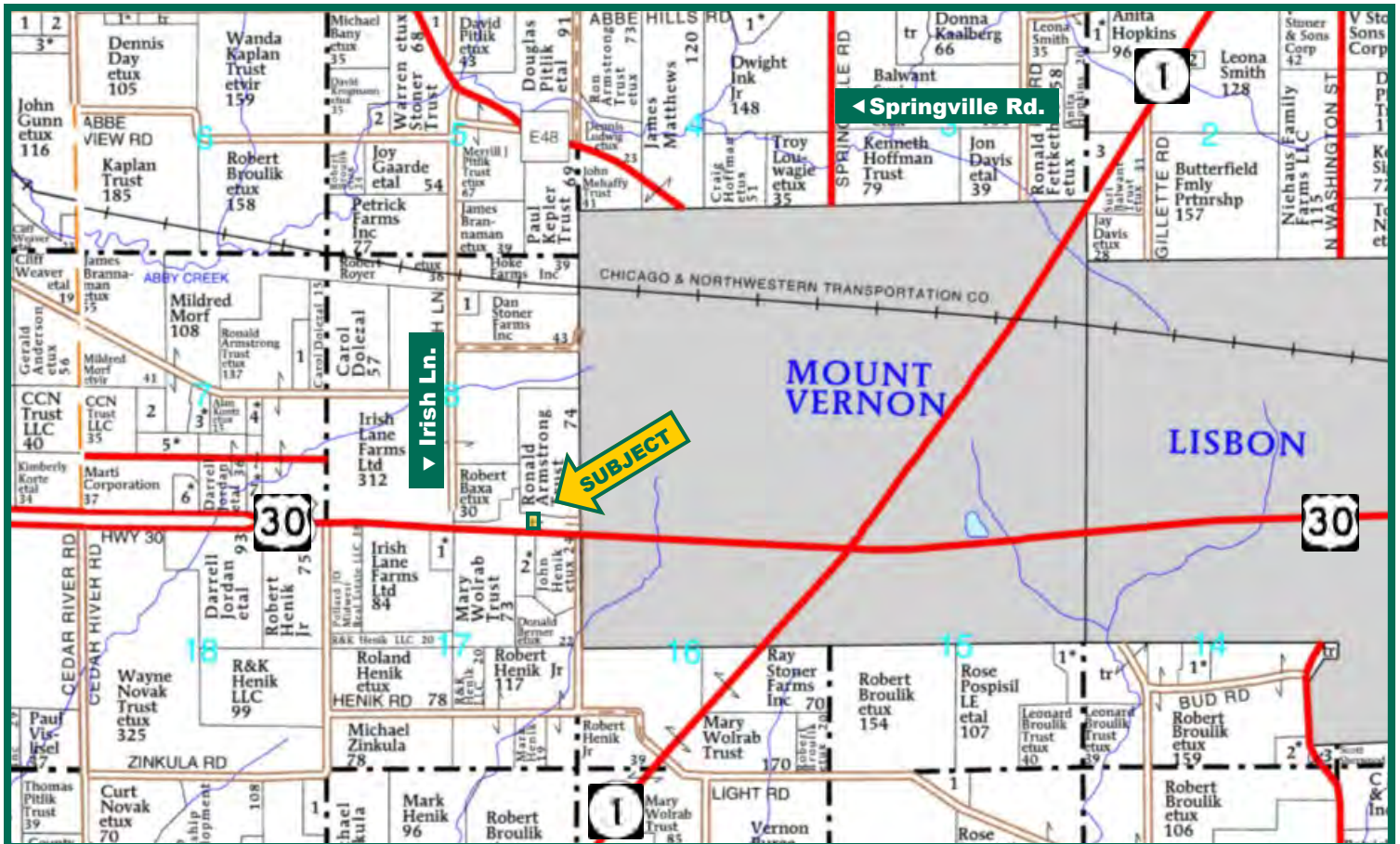
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# Google Earth Photo and Plat Map



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**Master Bedroom:** 11' 6" x 12'; walk-in closet, ceiling fan, hardwood floors.

**South Central Bedroom:** 10' 6" x 11'; closet, carpet flooring.

**Bathroom:** 6' x 12'; tub/shower with claw foot tub, double sink vanity and lots of cabinet storage, vinyl floor.

## Lower Level

**Bathroom:** 8' x 8'; shower, sink, stool, and vinyl floor.

**Laundry Room:** 8' x 11'; vinyl floor.

**Rec Room:** 16' x 16'; carpet floor.

**Game Room:** 10' 6" x 16"; built-in bar with Corian countertop.

**Bedroom:** 10' x 12', double closets, carpet flooring.

**Woodworking Room:** 10' x 13' 6"; built-in bench and shelving, concrete floor.

**Mud Room:** 7' x 16'; includes stairs to garage.

**Utility Room:** Includes the following: Natural gas hot water heater, forced air furnace, water softener, pressure tank, 200 Amp breaker box located in rec room.

## Attached Garage

24' x 48'; new 8' x 16' overhead door and opener, stairs to basement.

## Shop

24' x 32'; built in 2003, insulated ceiling, concrete floor.

## Water & Well Information

The well is located approximately 15' south of the front door.

## Septic System

The septic tank and leach field are located southwest of the house.

## Iowa DOT Acquisition

The Iowa Department of Transportation recently acquired .2 acres off the south portion of this lot. This will leave one acre m/l remaining. This acquisition was for the new frontage road that will be south of this lot. This frontage road is estimated to be installed in 2018-2019. Contact the listing agent for a map and further details.

## Zoning

This property is currently zoned commercial. It has been used for residential for many years and Linn County Zoning is fine to leave it as residential. This would create extra value for any future Buyers.

## Reserved Items

Sellers reserve the refrigerator in the kitchen, big cabinet in the garage, washer and dryer, deep freeze and refrigerator in the garage, a few Hostas and a Hydrangea.

## Pool

15' x 30'; purchased new four years ago from Pool and Spa Warehouse for \$8,000, nicely landscaped.

## Comments

This is a unique property located on the edge of Mount Vernon along a hard surface road in a wooded setting. It includes a completely updated four bedroom home and nice shop. There is also a pool, basketball court and fire pit. This would make an ideal property for anyone wanting to live in the country close to town.

*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.*



# Google Earth Photo and Assessor Map

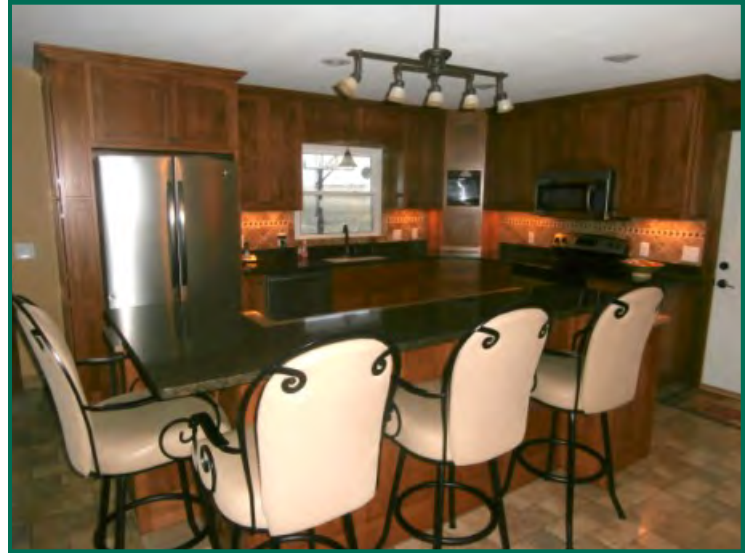


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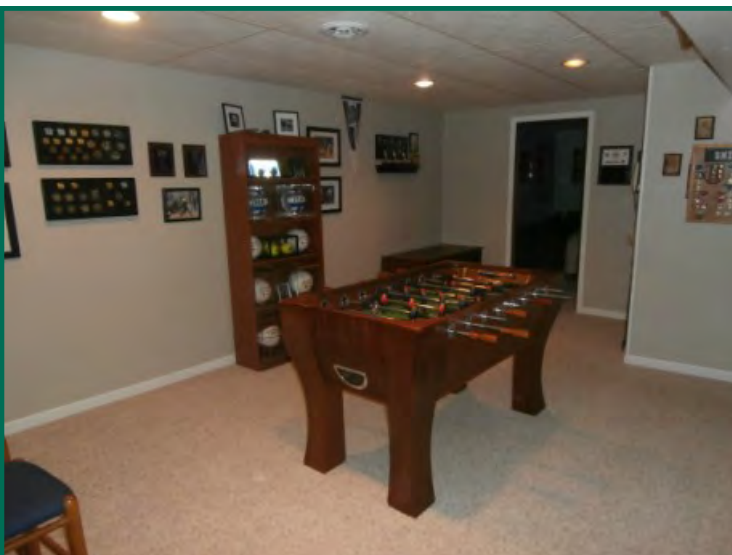
**Photos:** 1 Acre m/l, Linn County, IA



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