



House & 3.21 Acres, Linn County, IA

927 Linn Ridge Road, Mount Vernon, Iowa 52314

Property Information

Location

From Mount Vernon: Four miles north on Springville Road and one mile west on Linn Ridge Road.

From Springville: Five miles south on Springville Road and one mile west on Linn Ridge Road.

From Marion/Cedar Rapids: Seven miles east on Secrist Road, then two miles south on Springville Road, then one mile west on Linn Ridge Road.

Address

927 Linn Ridge Road
Mount Vernon, Iowa 52314

Legal Description

Lot 1 Archibald First Addition to Linn County, Iowa.

Price & Terms

Price Reduced!

- ~~\$314,500~~ \$299,500
- 5% down upon acceptance of offer; balance due in cash at closing.

Sellers

David Stoner Revocable Trust and
JoAnn Stoner Revocable Trust.

Possession

Negotiable.

Real Estate Tax

To be determined.

The house and 3.21 acres was recently split from a larger farm. The Assessor will determine the property taxes once the new taxes are released.

School District

Mount Vernon Community Schools.

House

Well-cared-for, four bedroom home built in 1989 and located on a wooded setting north of Mount Vernon. The home consists of 2,319 finished square feet with an additional 420 finished square feet in the lower level. There are four bedrooms on the main level and three bathrooms. The house has all Anderson windows and includes a full dining room and eat-in kitchen with an attractive 3-seasons porch on the back side of the house.

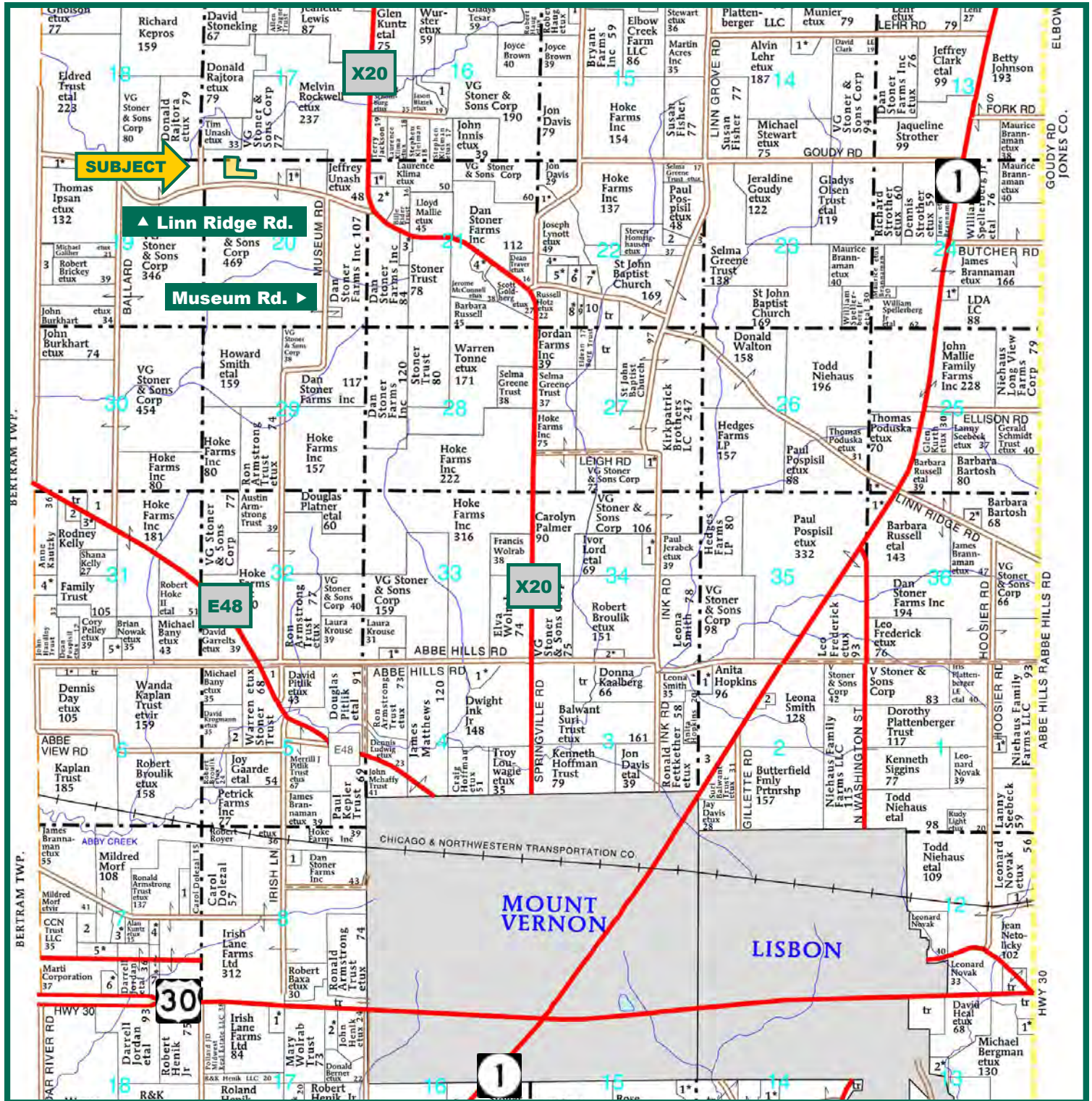
The lower level includes a large rec room and storage area. There is a small garden shed located in the back yard which works well for storage or additional car parking.

This is an attractive rural setting with two acres of pasture which would work well for horses.

Troy R. Louwagie, ALC
Licensed in IA & IL
TroyL@Hertz.ag

319-895-8858
102 Palisades Road, PO Box 50
Mount Vernon, IA 52314
www.Hertz.ag

Plat Map: Linn Township



Map reproduced with permission of Farm & Home Publishers, Ltd.

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.

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Assessor Aerial



Main Level

Family Room: 14'8" x 19'6", wood burning stove with fan and Stone City Limestone. Vaulted ceiling with ceiling fan, carpet flooring.

Dining Room: 10' x 11'6", hard wood oak floors.

Living Room: 12' x 17', ceiling fan, carpet flooring.

Front Entryway: 5' x 10', two coat closets, hardwood floors.

Kitchen: 14'6" x 14'6", Bertch brand oak cabinets and hardwood floors. Includes a stove, microwave, dishwasher, built-in table and a hood fan.

Northwest Bedroom: 10'6" x 16', closet, carpet flooring.

North Central Bedroom: 12' x 14', ceiling fan, closet, carpet flooring.

Northeast Bedroom: 11'6" x 12', ceiling fan, closet, carpet flooring.

Master Bedroom: 13'6" x 14', walk-in closet, ceiling fan, carpet flooring.

Master Bathroom: 6'6" x 6'6", shower, stool and sink.

Main Bathroom: 6'6" x 8', tub/shower, stool, sink and vinyl flooring.

Back Bathroom: 7' x 7'6", shower, stool, sink and vinyl flooring.

Laundry/Mud Room: 7'6" x 10', washer and dryer are three years old and are negotiable, vinyl flooring.

3 Seasons Porch: 12' x 24', vaulted ceiling, large windows, ceiling fan, tile floor.

Lower Level

Rec Room: 16'6" x 26'6", pool table stays, carpet flooring.

Unfinished Storage Area: 993 square feet.

Exercise Room: 10' x 12'.

Utility Room/Shop: 7' x 25', plumbed for a bathroom, includes the following:

- Hot Water Heater - 40 gallon LP, installed March 2011.
- Breaker Box- 200 Amp.
- Water Softener - rented from Neal's Water Conditioning, includes an Iron Filtration System.

- Pressure Tank - new in 2005.
- Furnace - LP Forced Air Furnace with air conditioning installed in March 2011.
- Central Vacuum.

Attached Garage

24' x 24', heated and insulated with 16' wide overhead door.

Garden Shed

Built in 1995, consisting of 376 sq. feet.

Well

The well is located southeast of the house and was drilled new in 2005. The well water was tested in March 2015 by the Linn County Health Department. Results were satisfactory.

Septic System

The septic system is located north of the house. It includes a 1,000 gallon septic tank.

Reserved Items

The Sellers reserve the iron fence, cattle tank, tire horse, bricks and metal hoops by parking area and refrigerator in kitchen. The washer and dryer and swimming pool are negotiable.

Fence Agreement

Buyer to be responsible to construct and maintain all boundary fences if a fence is requested by the Buyer or the Adjoining Landowner.

Brokers Comments

This is a one of a kind property located north of Mount Vernon in a rural wooded setting. It includes a newer home with four bedrooms. The property is located less than a mile off of a hard surface road and only ten minutes to Marion/Cedar Rapids. This would make an ideal property for anyone wanting to live in the country in a private setting.

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Photos: 3.21 Acres m/l, Linn County, IA



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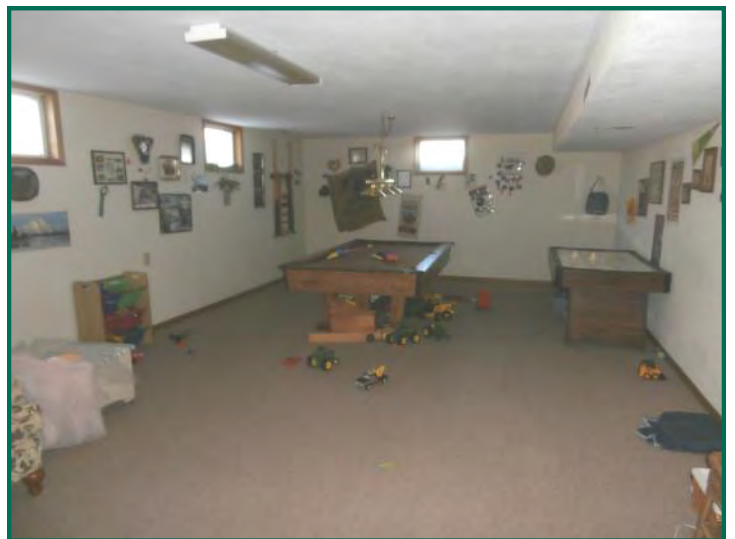
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