



14.5 Acres m/l, Linn County, IA Broulik Property

Attractive Building Site West of Mount Vernon with Beautiful View!

Property Information

Location

From Mount Vernon: 1 mile northwest on Mount Vernon Road, ¼ mile south on Irish Lane and ¼ mile west on Abbe View Road. The property is located on the south side of the road.

Address

1000 Abbe View Road, Mount Vernon, Iowa. This address is actually for the house to the west, and is not included in this sale. This will help you find the 14.5 acres using your GPS system.

Viewing the Property

Pull in to the new driveway at the bottom of the hill. You can walk up the cleared path to the top of the hill to view the property.

Legal Description

To be known as Broulik Second Addition to Linn County; all in Section 5, Township 82 North, Range 5 West of the 5th P.M., Linn County, Iowa.

Price & Terms

Price Reduced!

- ~~\$185,000~~ \$175,000
- ~~\$12,759/acre~~ \$12,068.97/acre

Possession

Negotiable.

Sellers

Robert L. & Anna M. Broulik.

Real Estate Tax - Estimated*

Taxes Payable 2015 - 2016: \$200.00

Net Acres: 14.48 Acres

Tax per Net Acre: \$13.81

The majority of the timber on this property is enrolled in the Forest Reserve Program and is exempt from Real Estate Taxes.

**Taxes to be determined by survey.*

Land Description

Mixture of timber, creek and cropland with beautiful views.

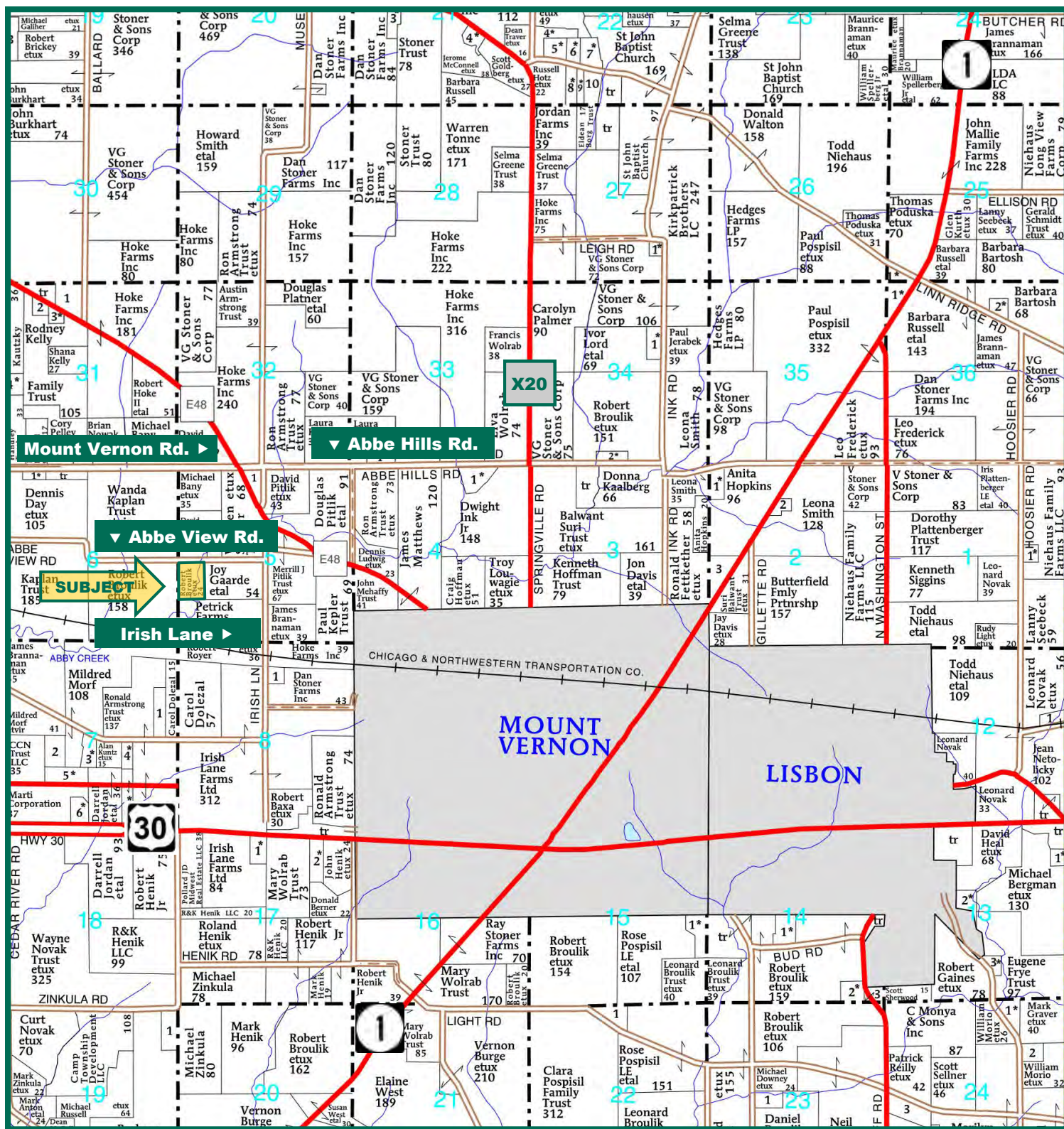
Reserved Items

Tenant reserves small chicken coop.

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: Franklin & Linn Townships



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Tree Restriction

The seller requests no new trees be planted within 30 feet of the west boundary line. This is to prevent trees growing and hanging over into the crop field.

Fence Agreement

If a fence on the west boundary is requested by the buyer of this property or the adjoining landowner, the buyer of this property to be responsible to construct and maintain said fence.

Comments

This is a rare opportunity to purchase an attractive building site in Linn County just west of Mount Vernon. It includes a mixture of timber and cropland. Abbe Creek runs through this property. There is a high spot in the northwest corner that would be ideal for a building site. Build your dream home on this one-of-a-kind property in rural Linn County. There is an abundance of deer, turkey and wildlife in and around this area.

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 Map



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Photos: 14.5 Acres m/l, Linn County, IA



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