



House, Buildings & 4.56 Acres m/l Linn County, IA

2713 Old Quaas Road, Alburnett, Iowa 52202

Property Information

Location

From Alburnett: ½ South on Alburnett Road and ½ west on Old Quaas Rd.

From Marion, at the Intersection of Highway 13 and Highway 151: 4 miles north on Highway 13, then 3 ½ miles west on County Home Rd., then 3 ½ miles north on Alburnett Rd. and then ½ mile west on Old Quaas Rd.

Address

2713 Old Quaas Rd.
Alburnett, Iowa 52202

Legal Description

To be known as Lot 1, Quaas Farm First Addition to Linn County, Iowa.

Price & Terms

- \$175,000
- 5% down upon acceptance of offer; balance due in cash at closing.

Seller

Roy R. Quaas Inter Vivos Revocable Trust and Genevieve Quaas Inter Vivos Revocable Trust.

Possession

Negotiable. The Tenant reserves use of the grain bins until March 1, 2016.

Real Estate Tax - Estimated

Taxes Payable in 2014 - 2015: \$1,600
Net Taxable Acres: 4.56 Acres

School District

Alburnett School District.

House

Includes a two-story farmhouse that was built around 1870 consisting of 2,176 finished square feet. The house includes four bedrooms on the second level and one bedroom on the main level. There are also two bathrooms. There are many newer windows and the kitchen is in nice condition. The house is being sold "As Is, Where Is".

Outbuildings

Chicken Shed: 14' x 60' with a steel roof, ideal for storage or livestock.

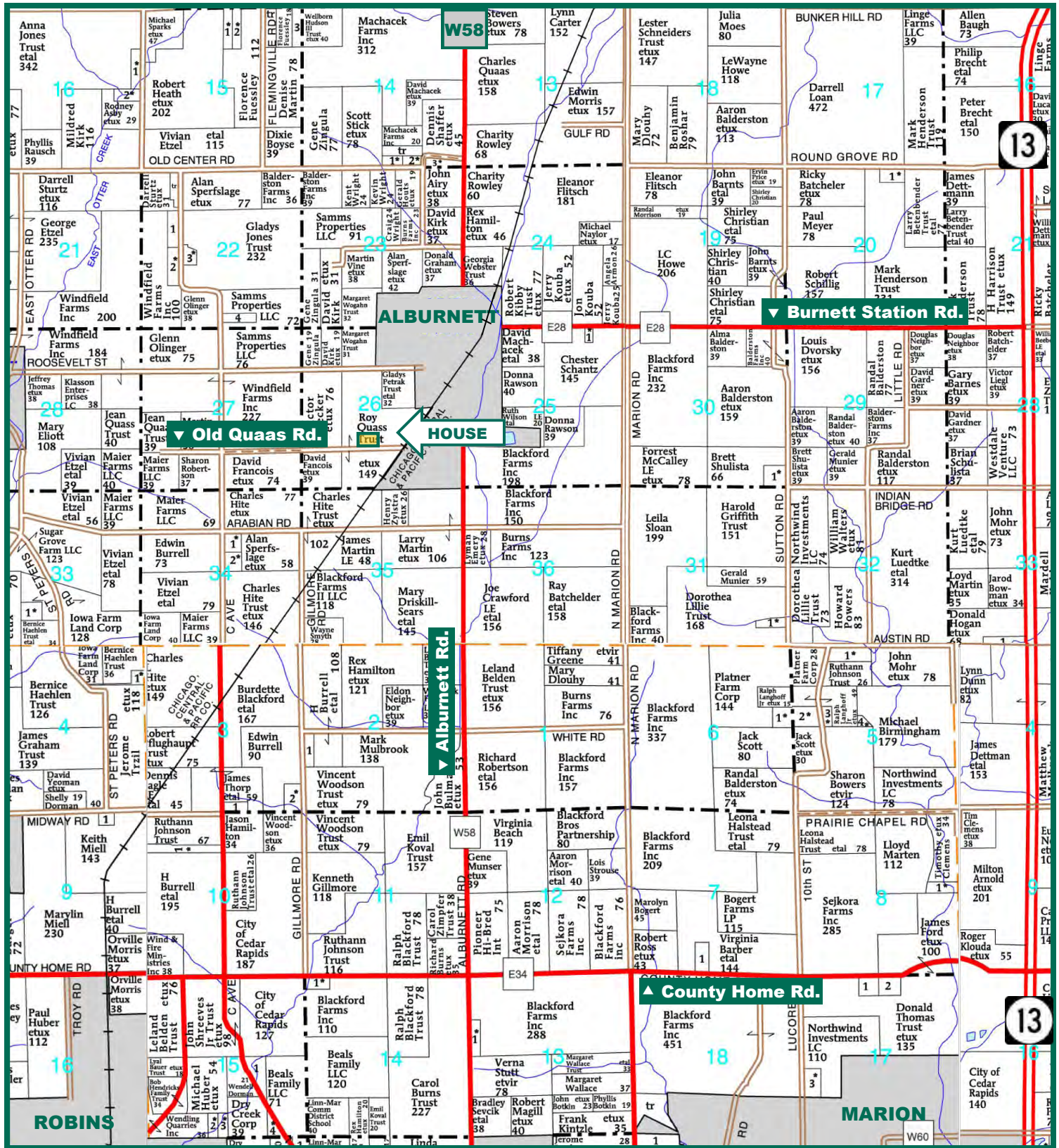
Machine Shed: 36' x 80', steel frame building with 13' sidewalls. Includes a separate section for a one-stall garage, steel roof.

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Plat Map



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Aerial Photo



Google Earth © Imagery Date: 6/12/2014

Cattle Shed: 40' x 86', steel roof and dirt floor.

Livestock Barn: 60' x 80', this is one of the neatest older barns in the area. It is considered a peg barn and includes a loft and an area for machinery storage and livestock. Very well cared for. Steel roof.

Grain Bins

There are three grain bins located north of the machine shed. The tenant reserves use of these grain bins until March 1, 2016.

LP Tank

There is a 1,000 gallon LP Tank located east of the house. This will stay with the property.

Septic System

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

Water & Well Information

The well is located north of the house. The pressure tank is located in the pit with the well. This is considered a "shallow well".

Comments

This is an attractive rural setting located near Alburnett on a quiet road. This is an ideal opportunity to live in the country and the outbuildings work well for livestock or storage. Another option would be to tear down the house and build your dream home on this attractive rural setting.

There are an additional 147 acres for sale adjoining this acreage. See full brochure for details.

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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SITE PLAN QUAAS FARM FIRST ADDITION TO LINN COUNTY, IOWA

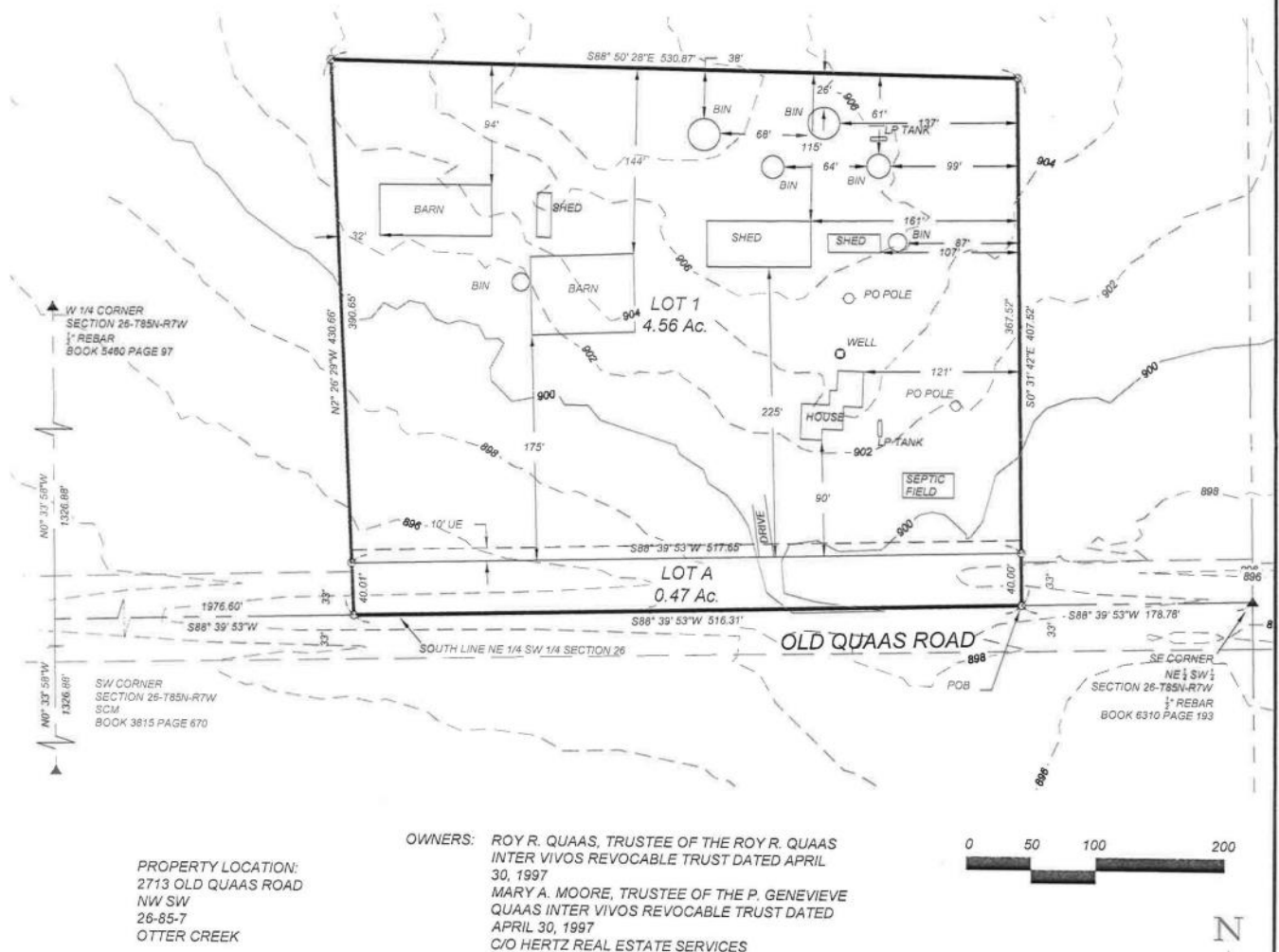
LOCATION MAP (NO SCALE)



LEGAL DESCRIPTION

A part of the NE 1/4 SW 1/4 of Section 26, Township 85 North, Range 7 West of the 5th Principal Meridian, Linn County, Iowa described as follows:

Commencing as a point of reference at the SE corner of said NE 1/4 SW 1/4;
thence S88° 39' 53"W along the south line of said NE 1/4 SW 1/4, 178.78 feet to the Point of Beginning;
thence continuing S88° 39' 53"W along said south line, 516.31 feet;
thence N02° 26' 29"W, 430.66 feet;
thence S88° 50' 28"E, 530.87 feet;
thence S00° 31' 42"E, 407.52 feet to the Point of Beginning, containing 5.03 acres which includes 0.47 acres of road right of way.



FINAL PLAT QUAAS FARM FIRST ADDITION TO LINN COUNTY, IOWA

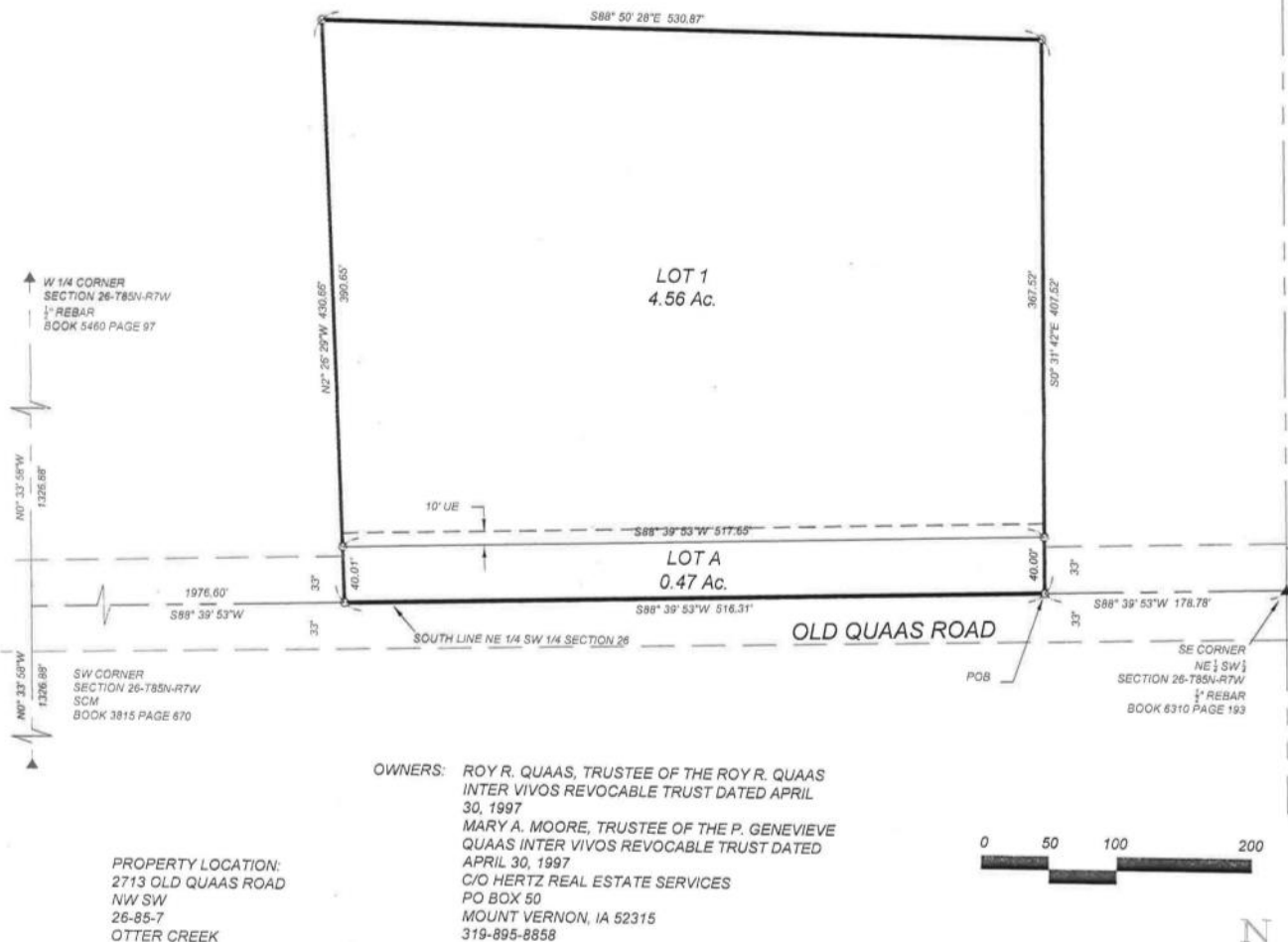
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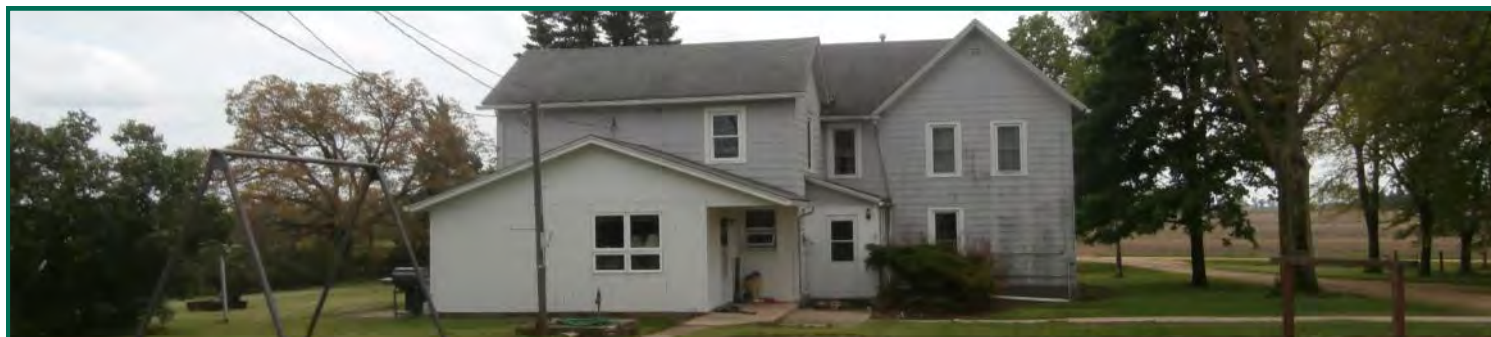


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Additional Contact:

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