



## House, Shop & 3.9 Acres m/l Linn County, IA

871 Hwy 30 West, Mt. Vernon, Iowa

### Property Information

#### Location

From Mt. Vernon, Intersection of Hwy 30 and Hwy 1: Head west on Hwy 30 for 1 3/4 miles.

#### Address

871 Hwy 30 West, Mt. Vernon, IA

#### Legal Description

Lot 1, Jordan's Farm First Addition to Linn County, Iowa.

#### Price & Terms

- \$269,000
- 10% down upon acceptance of offer; balance due in cash at closing

#### Possession

Negotiable.

#### Seller

Darrell and Donna Jordan.

#### Real Estate Tax-Estimated

Taxes Payable in 2014 - 2015: \$1,800.00

Net Taxable Acres: 3.9

#### School District

Mt. Vernon Community School District

#### House

Well cared-for three bedroom home with 1,144 finished sq. ft. on the main level and an additional 720 finished sq. ft. on the lower level. Includes a large kitchen and living room on the main level and a large rec room on the lower level. Newer appliances and furnace/AC. Includes two nice outbuildings, which would work well for a garage/storage area.

#### Main Level

**Kitchen** - 11' x 19'; Oak cabinets, garbage disposal, Amana gas range, Kenmore refrigerator, Bosch dishwasher, laminate flooring.

**Living Room** - 13' x 19'; carpet flooring.

**Bathroom** - 5' x 10'; tub/shower, sink, stool, vinyl flooring.

**SW Bedroom** - 11' x 12'; closet, carpet flooring.

**NW Bedroom** - 11' x 11'; closet, carpet flooring.

**Laundry/Mud Room** - 7' x 12'; Washer/Dryer, sink, closet, vinyl flooring.

**Deck** - 12' x 28'.

#### Lower Level

**Rec Room** - 18' x 24'; kitchenette, carpet flooring.

**Bathroom** - 5' x 8'; shower, sink, stool, vinyl flooring.

**Bedroom** - 11' x 12'; closet, carpet flooring.

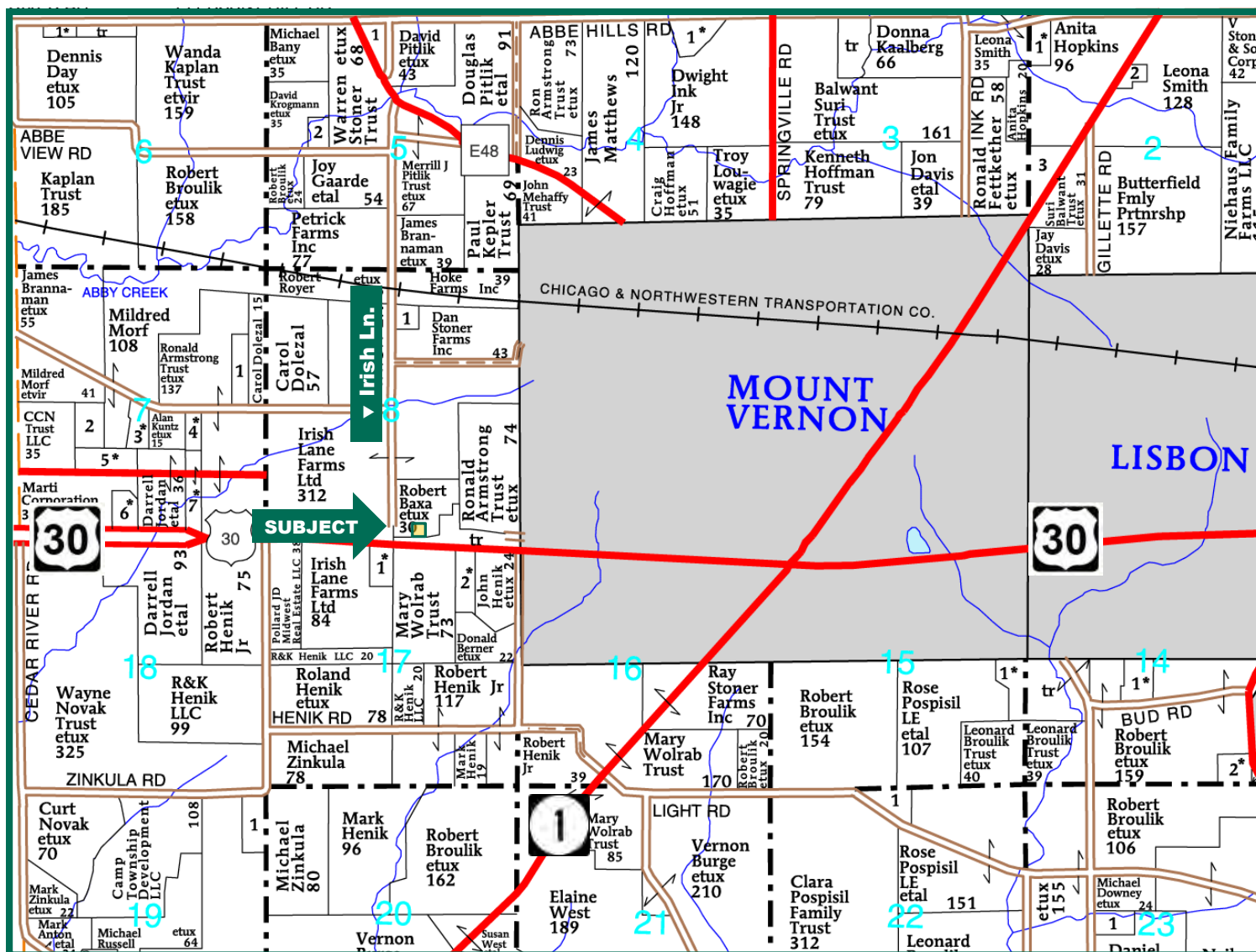
**Utility Room** - 12' x 23'; 200 Amp electrical service, water softener (new in 2014), furnace and air conditioner (replaced 2000), wood burning stove, pressure tank.

**Troy R. Louwagie, ALC**  
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# Plat Map



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

## Shop/Garage

36' x 54'; 1,944 sq. ft., 3 overhead doors and 1 roller door, concrete floor.

## Pole Barn

28' x 64'; dirt floor.

## Water & Well Information

The well is located northeast of the house.

## Septic System

The septic tank and leech field is located southwest of the house. This was pumped and inspected in September 2014.

## Walnut Timber

There are approximately 100 walnut trees that are 12-18 inches in diameter. These trees will add significant value to be harvested in the future.

## Perennial Plantings

There are a variety of red/black raspberries, pear trees, strawberries, grapes, asparagus and many flowers.

## Comments

Attractive house and 3.9 acres ideally located just west of Mt. Vernon on Hwy 30, only minutes from Cedar Rapids/Iowa City/Mt. Vernon area. Includes nice outbuildings for storage. This property is supplied with city natural gas.

*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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## Aerial Photo



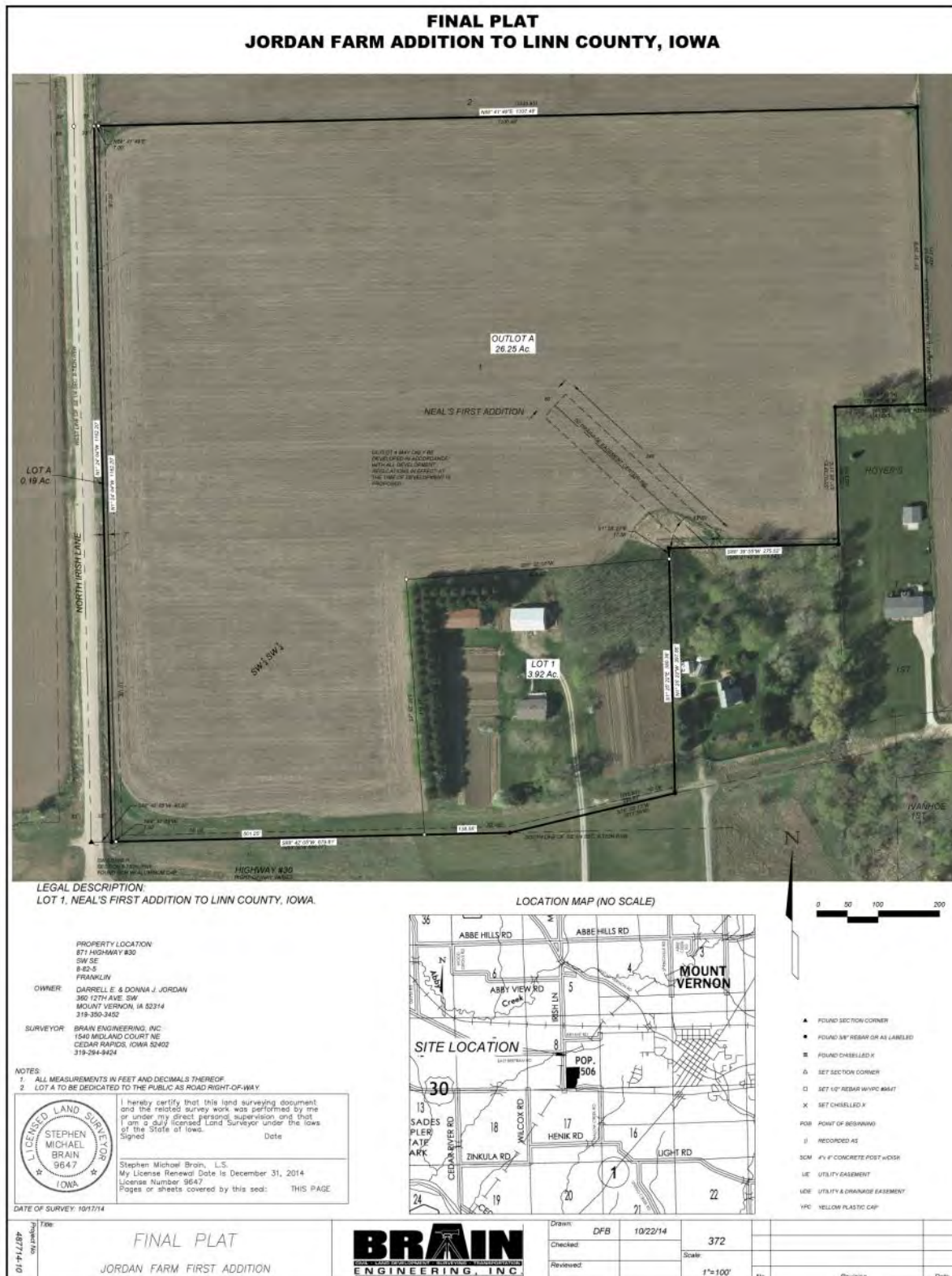
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# Survey Map



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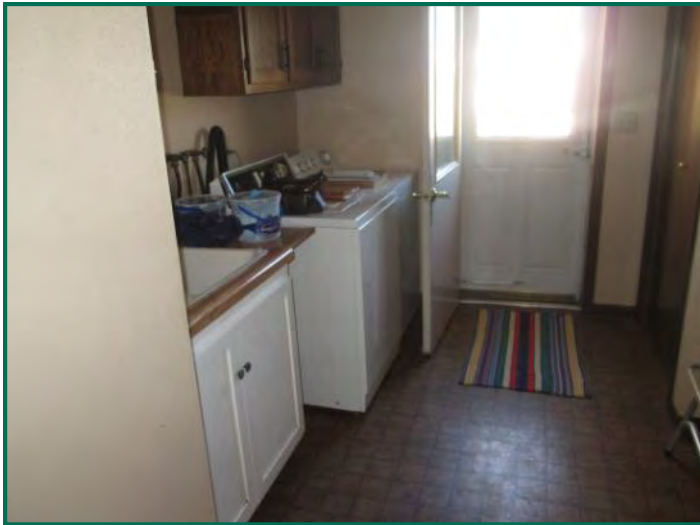
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