



## 14.3 Acres m/l, Cedar County, IA Kvach-Secor Farm

This property is located 4 miles east of Lisbon, Iowa — Attractive Building Site!

### Property Information

#### Location

From Lisbon: 4 miles east on Highway 30 and ¼ mile south on Eureka Avenue.

#### Address

299 Eureka Avenue, Mechanicsville, IA

#### Legal Description

That part of the Easterly 14.3 acres of the S ½ of the SE ¼ of Section 15, Township 82 North, Range 4 West of the 5th P.M., Cedar County, Iowa. (The exact legal description and acres will be determined by a survey).

#### Price & Terms

- \$185,000
- 5% down upon acceptance of offer; balance due in cash at closing

#### Owners

Janet L. Kvach & John H. Secor.

#### Possession

At closing.

#### Real Estate Tax

These 14.3 acres will be split off of a larger tax parcel. The Cedar County Assessor will determine the real estate taxes once the split has been completed. There are 13.3 net taxable acres.

#### Buildings/Improvements

There is a 28' x 60' steel machine shed with a dirt floor. There is a well-cared-for livestock barn that would be ideal for storage/livestock.

#### Water & Well Information

There is a well north of the machine shed.

#### Septic System

There is a septic tank and leach field located north of the well. This can be used if a new house would be built in the

location.

#### Easement

Sellers will retain a 30' wide easement from the lane to their remaining property to the south.

#### Comments

This is one of the nicest building lots in rural Cedar County. It includes a combination of cropland and pasture with well-cared-for outbuildings. There is a small creek crossing through the farm, which would provide for a potential pond site. Build your dream home on this attractive rural setting!

*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.*

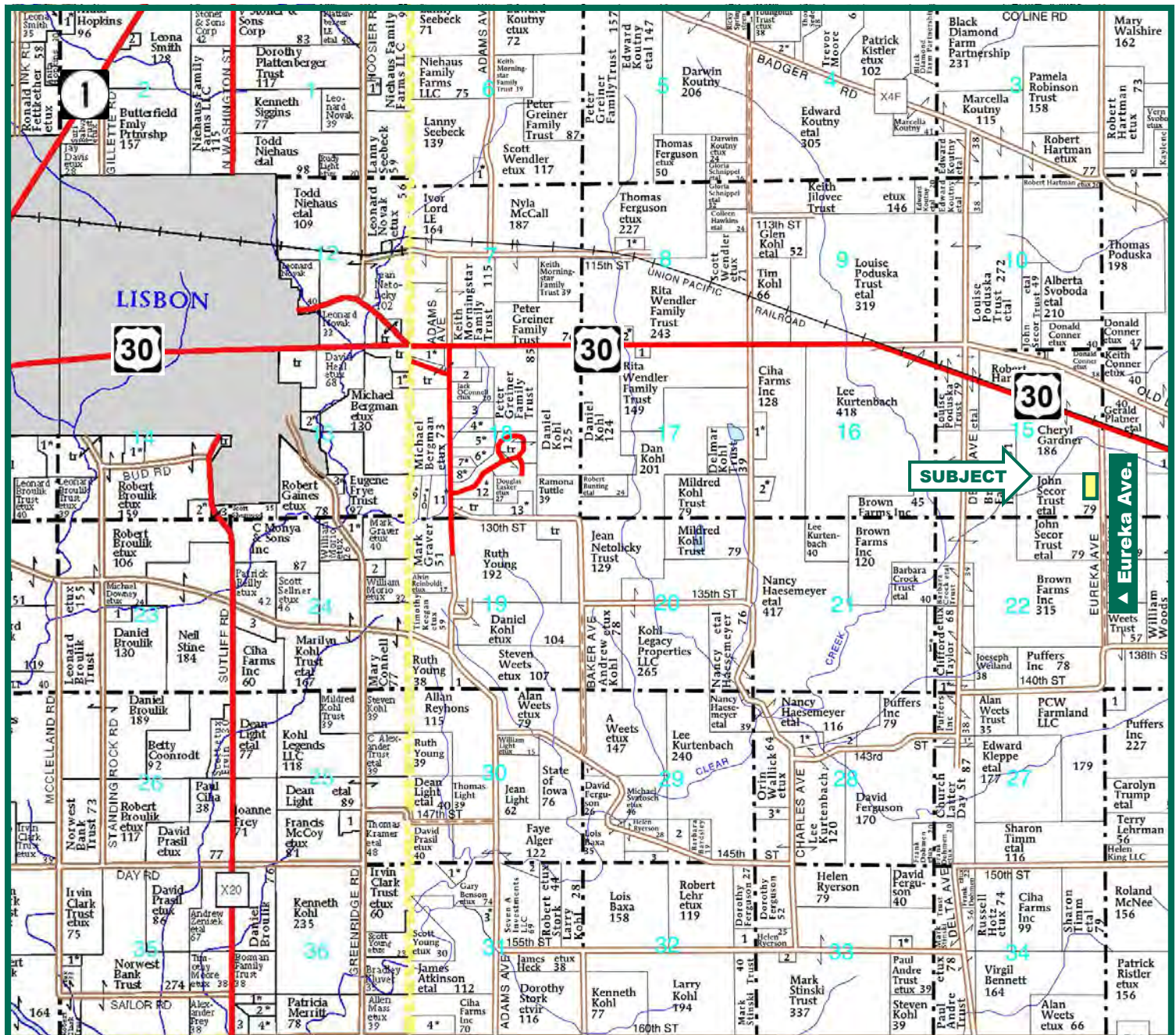
Troy R. Louwagie, ALC  
Licensed Real Estate Broker in IA & IL  
102 Palisades Road & Hwy. 1, PO Box 50  
Mount Vernon, IA 52314

319-895-8858  
TroyL@Hertz.ag

[www.Hertz.ag](http://www.Hertz.ag)



# Plat Map



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

## Additional Contact:

**Ryan T. Kay**

Licensed Real Estate Salesperson in Iowa  
102 Palisades Road & Hwy. 1, PO Box 50  
Mount Vernon, IA 52314-0050

319-895-8858

[RyanK@Hertz.ag](mailto:RyanK@Hertz.ag)

**Troy R. Louwagie, ALC**

Licensed Real Estate Broker in IA & IL  
102 Palisades Road & Hwy. 1, PO Box 50  
Mount Vernon, IA 52314

319-895-8858

[TroyL@Hertz.ag](mailto:TroyL@Hertz.ag)

[www.Hertz.ag](http://www.Hertz.ag)



## Aerial Photo

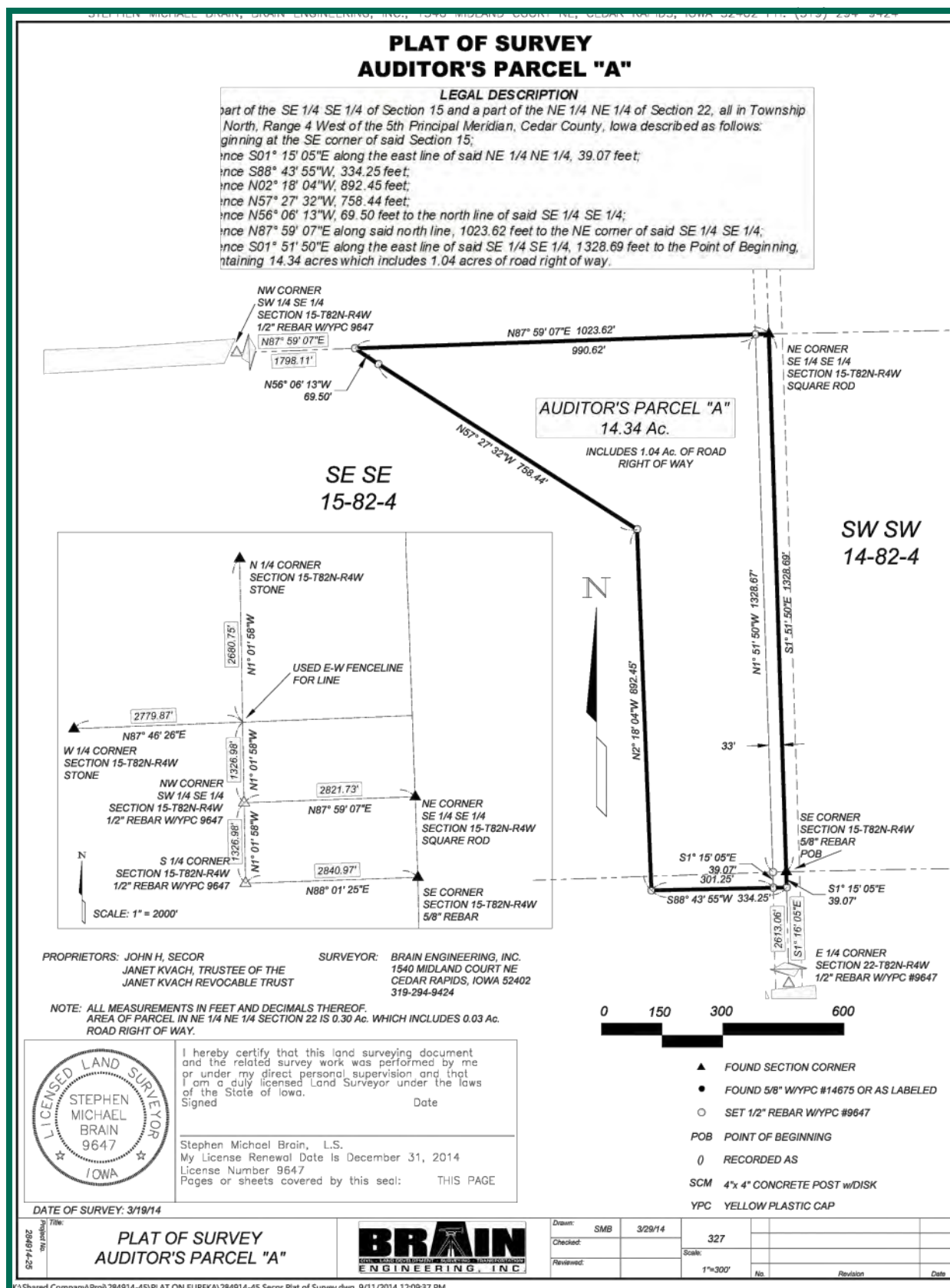


**Troy R. Louwagie, ALC**  
Licensed Real Estate Broker in IA & IL  
102 Palisades Road & Hwy. 1, PO Box 50  
Mount Vernon, IA 52314

**319-895-8858**  
**TroyL@Hertz.ag**

**[www.Hertz.ag](http://www.Hertz.ag)**

# Survey Map



Troy R. Louwagie, ALC  
Licensed Real Estate Broker in IA & IL  
102 Palisades Road & Hwy. 1, PO Box 50  
Mount Vernon, IA 52314

319-895-8858  
TroyL@Hertz.ag

www.Hertz.ag

**Photos:** 14.3 Acres m/l, Cedar County, IA



**Troy R. Louwagie, ALC**  
Licensed Real Estate Broker in IA & IL  
102 Palisades Road & Hwy. 1, PO Box 50  
Mount Vernon, IA 52314

**319-895-8858**  
**TroyL@Hertz.ag**

**[www.Hertz.ag](http://www.Hertz.ag)**



**Photos:** 14.3 Acres m/l, Cedar County, IA



**Troy R. Louwagie, ALC**  
Licensed Real Estate Broker in IA & IL  
102 Palisades Road & Hwy. 1, PO Box 50  
Mount Vernon, IA 52314

**319-895-8858**  
**TroyL@Hertz.ag**

**[www.Hertz.ag](http://www.Hertz.ag)**