



## House, Shop & 25 Acres m/l Linn County, IA

1740 Indian Bridge Road, Central City, Iowa

### Property Information

#### Location

From Marion, Intersection for Hwy 13 and Hwy 151: 7 miles north on Hwy 13 and  $\frac{3}{4}$  mile east on Indian Bridge Rd.

#### Address

1740 Indian Bridge Road, Central City, IA

#### Legal Description

Lot 1, Evelyn Zingula First Addition to Linn County, Iowa.

#### Price & Terms

- \$445,000
- 5% down upon acceptance of offer; balance due in cash at closing

#### Possession

Negotiable.

#### Real Estate Tax

Taxes Payable in 2014 - 2015: \$5,134.00

Net Taxable Acres: 25.04

#### School District

Central City Community School District.

#### House

The house is a brick ranch home that was built in 1989 consisting of 2,863 finished square feet on the main level. The exterior walls are brick with a steel roof. The house includes Pella windows. There are two bedrooms and an additional bedroom/den with built-in walnut cabinets, bookshelves and drawers. The great room is 30' x 40' with a vaulted ceiling and brick fireplace. The master bedroom includes a full bath with a walk-in closet and two additional bi-fold closets. There is also a  $\frac{3}{4}$  bathroom that includes a shower. The kitchen includes oak cabinets. There is a

large patio/flower garden on the south side of the house. The house includes a two-stall, attached garage with a full basement. The basement is unfinished.

#### Main Level

**Great Room** - 30' x 40'; wood burning fireplace with granite surround and brick chimney, carpet and laminate flooring.

**Kitchen** - 13' x 14'; oak cabinets, built-in Amana oven (does not work well), Whirlpool dishwasher, Amana refrigerator, garbage disposal, corian countertops and vinyl flooring.

**Dining Room** - 11' 6" x 15' 6"; vinyl flooring.

**Master Bedroom** - 15' x 15'; two bi-fold closets, carpet flooring.

**Walk-in Closet** - 5' 10" x 8'; carpet flooring.

**Master Bath** - 8' x 8' 3"; double sink, stool, and tub/shower, corian countertops, vinyl flooring.

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# Aerial Photo



**Laundry Room** - 6' 6" x 7' 8"; washer and dryer included.

**Bathroom** - 5' 6" x 8'; sink, stool, shower, corian countertops, ceramic tile floor.

**South Bedroom** - 11' 2" x 11' 6"; bi-fold closet, carpet flooring.

**Den/Bedroom** - 13' x 15'; walnut built-in shelves and drawers, carpet flooring.

## Basement

The basement is unfinished and includes many closets for storage. The furnace/air conditioner is a geothermal unit and is very reasonable to heat/cool the home.

## Garage

Two-stall attached with two-overhead doors with electric openers.

## Shop

26' x 50'; with large overhead door. There is no electricity in this building.

## CRP Contracts

There are approximately 8.7 acres enrolled in the CRP Program. There are 3.8 acres enrolled at \$150/Acre with a total annual payment of \$578. This contract expires September 30, 2022, there are an additional 4.9 acres of filter strip CRP enrolled at \$320/acre with a total annual payment of \$1,568 per year. This contract expires September 30, 2023. This will provide over \$18,500 worth of income other the next 8-9 years.

## Septic

The septic system is located east of the house. It is a 1,250 gallon concrete tank with 300' of lateral lines.

## Water & Well Information

The well is located west of the house.

## Comments

This is an attractive acreage in rural Linn County just a few minutes from Marion/ Cedar Rapids. It is located on a private setting with an abundance of trees and includes a wooded creek and pond. There is an abundance of deer, turkey, pheasants, wildlife and waterfowl in and around this property. The house has been very well cared for and includes an attractive shop.

*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.*

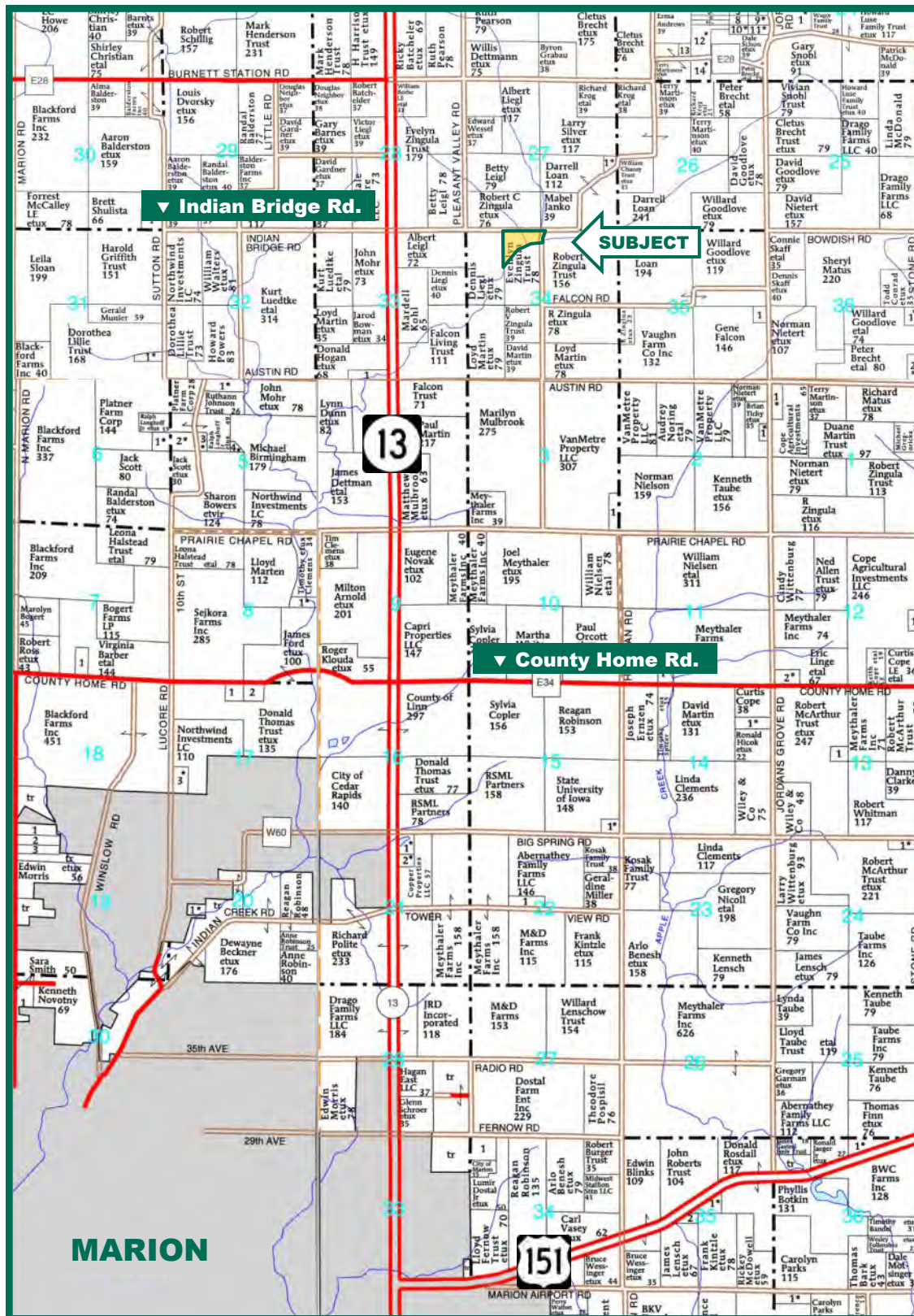
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# Plat Map



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