



## House & 6.5 Acres m/l Linn County, IA

1898 Springville Road, Mount Vernon, Iowa 52314

### Property Information

#### Location

From Mt. Vernon: Five miles north on Springville Road.

From Springville: Four miles south on Springville Road.

From Marion/Cedar Rapids: Seven miles east on Secrist Road, then one mile south on Springville Road.

#### Address

1898 Springville Road,  
Mount Vernon, IA 52314

#### Legal Description

To be known as Rockwell Farm First Addition to Linn County, Iowa.

#### Owners

Melvin and Melody Rockwell Trusts

#### Price & Terms

- \$294,500
- 5% down upon acceptance of offer; balance due in cash at closing.

#### Possession

Negotiable.

#### Real Estate Tax

To be determined. This house and 6.5 acres is in the process of being split from a larger farm. The Assessor will determine the property taxes once the split has been officially completed.

#### School District

Springville Community School District

#### House

This is a well-cared-for home located on a private setting north of Mount Vernon. The home consists of 1,679 finished

square feet with an additional 910 finished square feet in the lower level. There are three bedrooms on the main level and one bedroom in the lower level. It includes a master bath with a deep tub. The house has all Anderson windows. There is a full dining room and eat-in kitchen with a nice porch attached to the back side of the house. The lower level includes a full bathroom and newer kitchenette area. There is a small garden room/shop attached to the house. This home was originally built in 1981 and was moved to the existing site in 1989.

#### Main Level

**Living Room** - 14' x 18' 6"; carpet flooring.

**Kitchen** - 11' x 18' 6"; wood cabinets, dishwasher, garbage disposal, gas stove, laminate flooring.

**Dining Room** - 10' 6" x 11'; laminate flooring.

**Troy R. Louwagie, ALC**  
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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)

# Aerial Photo



**Master Bedroom** - 12' 6" x 19' 6"; closets, ceiling fan, carpet flooring.

**Master Bath** - 8' 6" x 10' 6"; sink, stool, and deep tub, vinyl flooring.

**Laundry Room** - 7' x 11'; vinyl flooring.

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

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

**Bathroom** - 5' 6" x 5' 6"; located off northwest bedroom, sink, stool, shower, vinyl flooring.

**Southwest Bedroom** - 10' x 13'; closet, carpet flooring.

**Sun Room** - 11' 6" x 11' 6"; carpet flooring.

## Lower Level

**Foundation** - Wood foundation.

**Family Room** - This is a large family room that includes a newer kitchenette with sink, wood burning stove and tile floor.

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

**Bedroom** - 13' 6" x 16'; closet, ceiling fan, concrete floor.

**Furnace Room** - 11' x 14' 6"; includes the

pressure tank, water softener that is a rented unit, 40 gallon LP hot water heater, 150 Amp breaker box, LP furnace, and an older wood stove that has not been used in years.

**Garden Room** - 13' 6" x 13' 6"; LP heater, tile floor.

## Garage

19' x 22' with a 16' wide overhead door.

## Detached Garage

24' x 24'

## Well

The well is located northeast of the house. The well water was tested in May of 2014 by the Linn County Health Department. Results were satisfactory.

## Septic System

The septic system is located southwest of the house and includes a two-compartment 1,000 gallon concrete tank. The tank was pumped and the septic system was inspected in May 2014. Contact the listing agent for copy of the Septic Inspection.

## Easement

The Seller is retaining an easement over the existing driveway to access the farmland.

## Fence

Buyer to be responsible for a fence around this property if fence is ever requested.

## Brokers Comments

This is a unique one-of-a-kind property located between Springville and Mount Vernon. It includes a well-cared-for home with four bedrooms located in a private setting. The property is located on a hard surface road and only ten minutes to Marion/Cedar Rapids. This would make an ideal property for anyone wanting to live in the country in a private 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.*

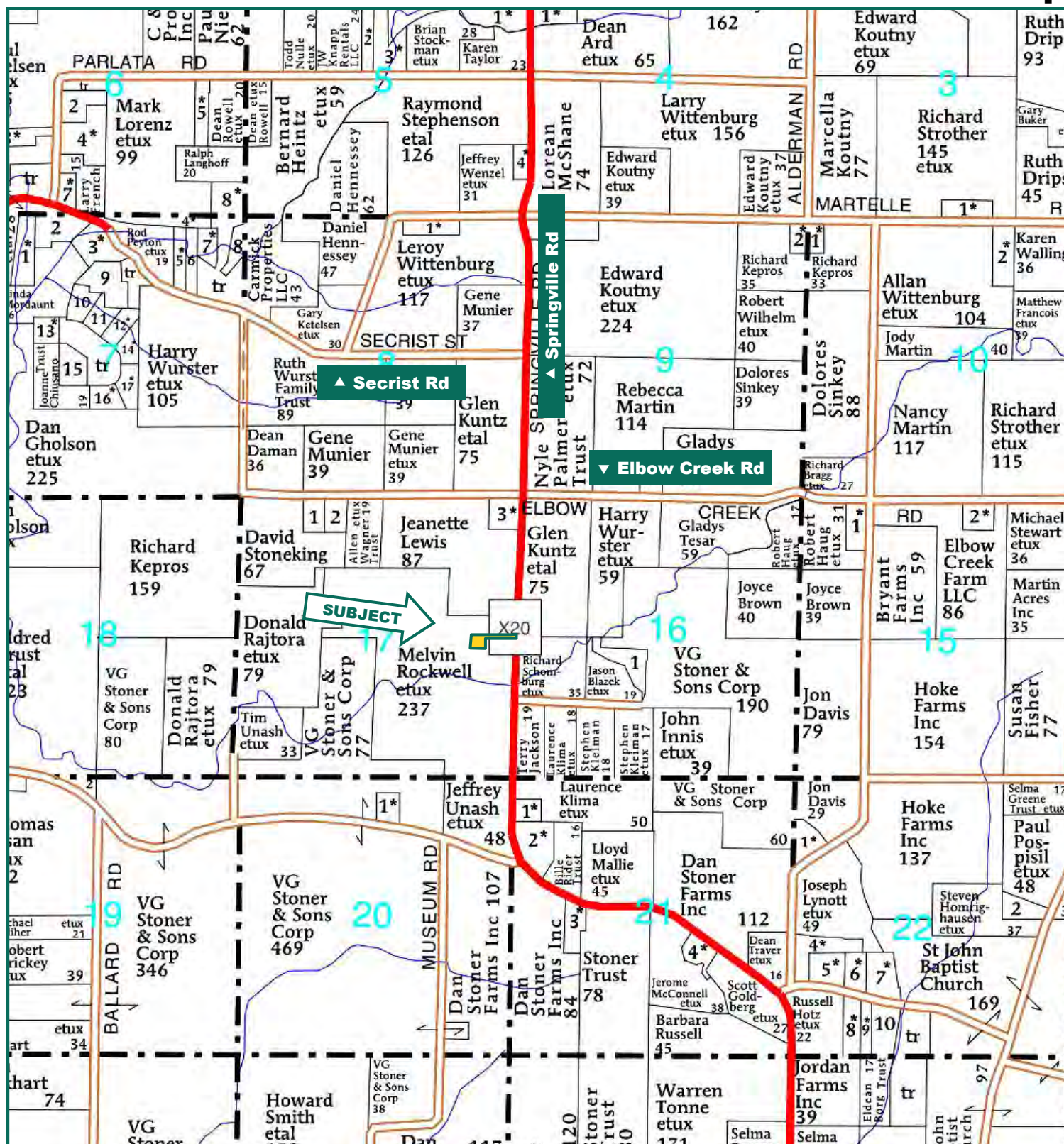
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# Plat Map



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# Survey Map

## LOCATION MAP (NO SCALE)



## SITE PLAN

### ROCKWELL FARM FIRST ADDITION TO LINN COUNTY, IOWA

#### LEGAL DESCRIPTION

A part of the NE 1/4 SE 1/4 and SE 1/4 NE 1/4 of Section 17, Township 83 North, Range 5 West of the 5th Principal Meridian, Linn County, Iowa described as follows:

Beginning at the E 1/4 corner of said Section 17;  
 thence S00° 37' 18"E along the east line of said NE 1/4 SE 1/4, 9.26 feet;  
 thence S88° 22' 42"W to the west right of way line of Springville Road, 60.00 feet;  
 thence S88° 20' 15"W, 388.00 feet;  
 thence S02° 08' 14"E, 391.97 feet;  
 thence S88° 55' 42"W, 531.35 feet;  
 thence N00° 35' 53"W, 550.34 feet;  
 thence N87° 41' 04"E, 291.25 feet;  
 thence S01° 48' 19"E, 126.38 feet;  
 thence N88° 20' 15"E, 615.43 feet to said west right of way line;  
 thence N88° 56' 10"E, 60.00 feet to the east line of said SE 1/4 NE 1/4;  
 thence S00° 03' 52"E along the east line of said SE 1/4 NE 1/4, 40.16 feet to the Point of Beginning, containing 6.60 acres which includes 0.07 acres of road right of way.

#### ACREAGE TABLE

QUARTERS	LOT 1	ROW	TOTAL (Ac.)
NE 1/4 SE 1/4	1.70	0.01	1.71
SE 1/4 NE 1/4	4.83	0.08	4.89
TOTAL	6.53	0.07	6.60



PROPERTY LOCATION:  
 1895 SPRINGVILLE ROAD  
 NE SE, SE NE  
 T-83-S  
 R-5  
 UNN

OWNER:  
 MELVIN DANIEL &  
 MELODY N. ROCKWELL  
 REVOCABLE TRUSTS  
 PO BOX 152  
 MT VERNON, IA 52314  
 C/O TROY LOUWAGIE  
 HERTZ FARM MANAGEMENT  
 PO BOX 50  
 MT VERNON, IA 52314  
 319-721-4068

SURVEYOR:  
 BRAIN ENGINEERING, INC.  
 1540 MIDLAND COURT NE  
 CEDAR RAPIDS, IOWA 52402  
 319-294-9424

#### LEGEND

- ▲ FOUND SECTION CORNER
- ▲ SET 1/2" RED W/HTY 45447
- X SET CHISELED X
- POB POINT OF BEGINNING
- O RECORDED AS
- UE UTILITY EASEMENT
- YTC YELLOW PLASTIC CAP

NOTE: ALL MEASUREMENTS IN FEET AND DECIMALS THEREOF.  
 ALL AREA WITH 500 FEET OF PLAT INCLUDING PLAT IS ZONED AG.

## LOCATION MAP (NO SCALE)



### FINAL PLAT ROCKWELL FARM FIRST ADDITION TO LINN COUNTY, IOWA

#### LEGAL DESCRIPTION OF FINAL PLAT

A part of the NE 1/4 SE 1/4 and SE 1/4 NE 1/4 of Section 17, Township 83 North, Range 5 West of the 5th Principal Meridian, Linn County, Iowa described as follows:  
 Beginning at the E 1/4 corner of said Section 17;  
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 thence N88° 20' 15"E, 615.43 feet to said west right of way line;  
 thence N88° 56' 10"E, 60.00 feet to the east line of said SE 1/4 NE 1/4;  
 thence S00° 03' 52"E along the east line of said SE 1/4 NE 1/4, 40.16 feet to the Point of Beginning, containing 6.60 acres which includes 0.07 acres of road right of way.

#### LEGAL DESCRIPTION OF 50' ACCESS EASEMENT

A part of the NE 1/4 SE 1/4 and SE 1/4 NE 1/4 of Section 17, Township 83 North, Range 5 West of the 5th Principal Meridian, Linn County, Iowa described as follows:  
 Beginning at the E 1/4 corner of said Section 17;  
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1895 SPRINGVILLE ROAD

NE SE, SE NE

T-83-S

R-5

UNN

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MELODY N. ROCKWELL

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NOTE: ALL MEASUREMENTS IN FEET AND DECIMALS THEREOF.

Surveyor's Seal and Signature of Troy R. Louwagie, ALC, dated 2/17/14.

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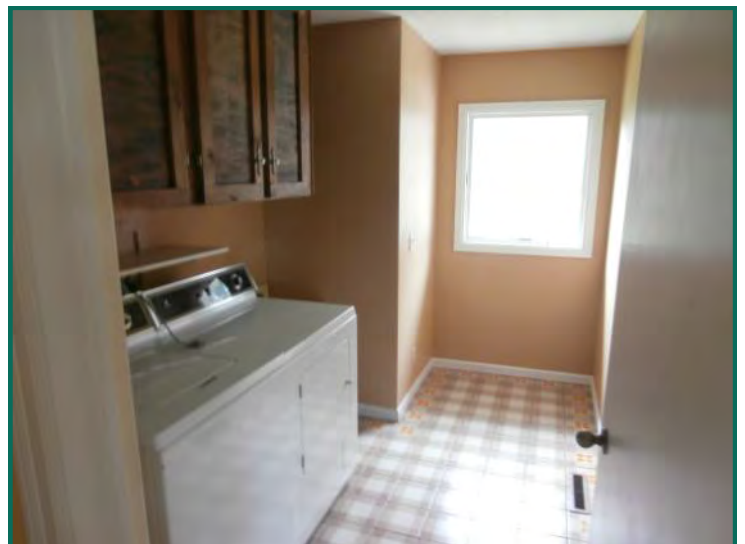
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