



We are Pleased to Present for Sale

**House, Buildings and
10 Acres m/l
Linn County, Iowa**



713 Dee Lane, Mount Vernon, Iowa 52314
~~\$289,500~~ \$279,500

OWNER:

Robert J. Freiburger

LOCATION:

From Mt. Vernon: 5 miles north on Springville Road to Dee Lane. ½ mile east on Dee Lane.

From Springville: 4 miles south on Springville Road to Dee Lane. ½ mile east on Dee Lane.

From Marion/Cedar Rapids: 7 miles east on Secrist Road, then ½ mile south to Dee Lane.

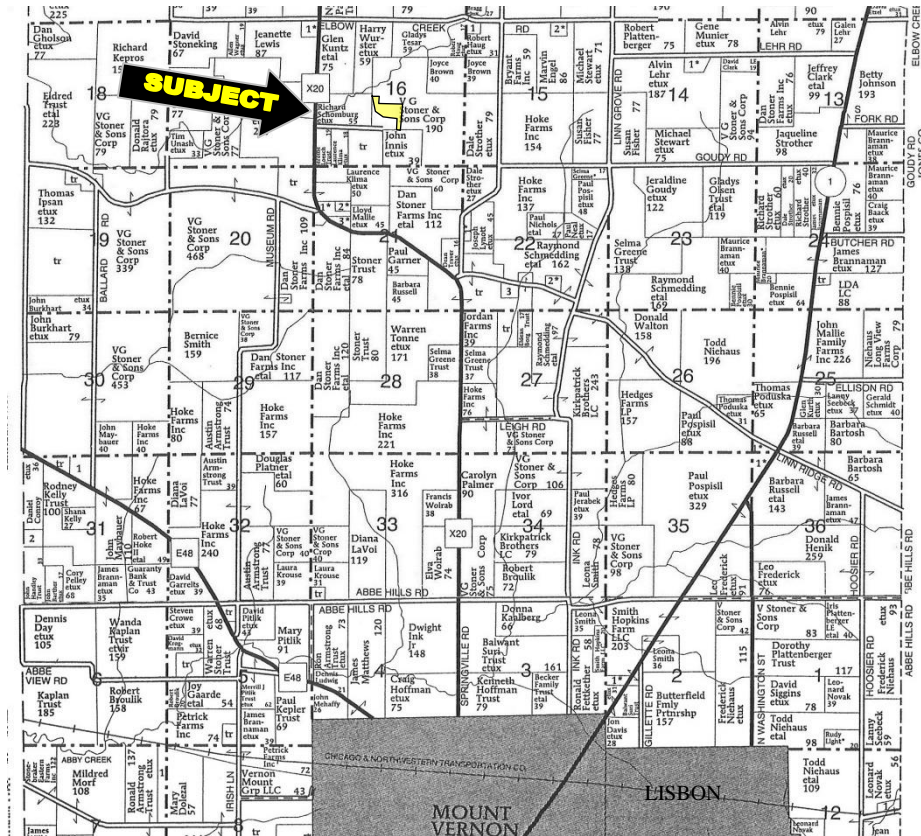
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less.

LEGAL DESCRIPTION:	That part of the NE ¼ SW ¼ of Section 16, Township 83 North, Range 5 West of the 5 th P.M., Linn County, Iowa.
PRICE & TERMS:	\$289,500 \$279,500
POSSESSION:	Negotiable.
TAXES:	2012-2013, payable 2013-2014 – \$1,844 –net. There are 10 taxable acres.
SCHOOL DISTRICT:	Springville Community School District.
HOUSE:	This is a well-cared-for home located in a private setting north of Mount Vernon. The home consists of 1,634 finished square feet that has been updated/modernized with central air/heat, wiring, plumbing, new windows and doors on the main level and basement. The full bathroom has been fully remodeled and updated. The main level has an open floor plan and also includes the master bedroom with two closets, den, and large living room/dining room. The second level includes two bedrooms, closets and a large crawl space/storage. The basement is unfinished and includes the furnace, newer hot water heater, breaker box, pressure tank and water softener. There is also a stool, large utility sink and water purification system. There are many built-in shelves in the basement. The house includes a newer roof and vinyl siding.
QUONSET/GARAGE:	25' x 48'. Includes a 12' x 25' shop area with a concrete floor and 220V hook-up and lights.
BARN:	48' x 54' with a steel roof. This barn is very clean and is constructed with oak beams and wood pegs and includes water and electricity. Includes interior lights and exterior flood lights.
CHICKEN HOUSE:	14' x 32'
WELL:	The well is located south of the house.
SEPTIC SYTEM:	1,500 gallon septic tank was installed in 2006. It is located southwest of the house. The tank was pumped and inspected April 29, 2013.
CROPLAND:	This property includes eight acres of cropland of which there are approximately six acres of high quality hay and two acres of foodplots.
EASEMENT:	The landowner to the east has an agricultural easement allowing access to a portion of the lane in order to access his farm.
RESERVED ITEMS:	The following items are reserved by the Seller but are negotiable: stove, refrigerator, washer and dryer, and freezer in the basement.
FRUIT TREES:	There are two apple trees and one pear tree located by the chicken house.
BROKER'S COMMENTS:	This is a unique one-of-a-kind property located between Springville and Mount Vernon. Includes a well-cared for home with many updates and a private/secluded setting. This is a perfect setup for horses and an excellent commuting location. The property is only ½ mile from a hard surface road and only 12 minutes to Marion/Cedar Rapids. This would make an ideal property for anyone wanting to live in the country and have horses or livestock. This is a hunter's paradise which includes a wildlife observation stand and is surrounded by two creeks. There is abundance of deer and turkey around in and around this property.

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Plat Map

Linn County, Iowa (T83N-R5W)



WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

FOR MORE INFORMATION EMAIL: **TROY R. LOUWAGIE** AT TROYL@HERTZ.AG

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