



**We are Pleased to
Present for Sale
House, Buildings and 8.72 Acres m/l
Linn County, Iowa**



811 West Mount Vernon Road, Mount Vernon, IA 52314
~~\$297,500~~ - \$282,500

OWNER:	Dennis Pitlik & Douglas Pitlik.
LOCATION:	From Mount Vernon: 1 mile northwest on Mount Vernon Road.
ADDRESS:	811 West Mount Vernon Road, Mount Vernon, IA 52314
LEGAL DESCRIPTION:	To be known as Lot 1, Pitlik 4 th Addition of Linn County, Iowa.
PRICE & TERMS:	<p>\$282,500.00</p> <p>\$297,500.00 - 5% upon acceptance of offer and balance at closing.</p>
POSSESSION:	Negotiable.
TAXES:	To be determined. There are 8.72 taxable acres.
HOUSE:	There is a well-cared-for two-story four bedroom country home consisting of 1,652 finished square feet that was built around 1922. It includes a nice kitchen with the dining room and living room on the main level. There is ½ bath on the main level and full bath on the second level. The roof was new in 2011 and there is newer vinyl siding. The house is nicely landscaped with an attractive patio area.

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.

- WELL:** The drilled well is located west of the house.
- SEPTIC SYSTEM:** The septic tank and leach field are located north of the house.
- OUTBUILDINGS:**
- Garage/Shop:** 26' x 40'; concrete floor and steel roof.
 - Corn Crib:** 24' x 32'; with steel siding and an asphalt roof.
 - Cattle Shed:** 20' x 40'; with an asphalt roof.
 - Horse Barn:** Includes three horse stalls; steel roof.
 - Hog House:** 24' x 32'; with an asphalt roof and concrete floor.
- RESERVED ITEMS:** The Seller's/Tenants reserve any loose gates.
- SCHOOL DISTRICT:** Mount Vernon Community School District.
- BROKER'S COMMENTS:** This is an attractive, well-cared-for acreage located one mile west of Mount Vernon on Mount Vernon Road. It includes a nice 4 bedroom house, good outbuildings, and horse barn with three stalls. It includes nice pasture for the horses and 4.6 acres of hay. This is an attractive wooded setting located on a hard surface road.

PHOTOS



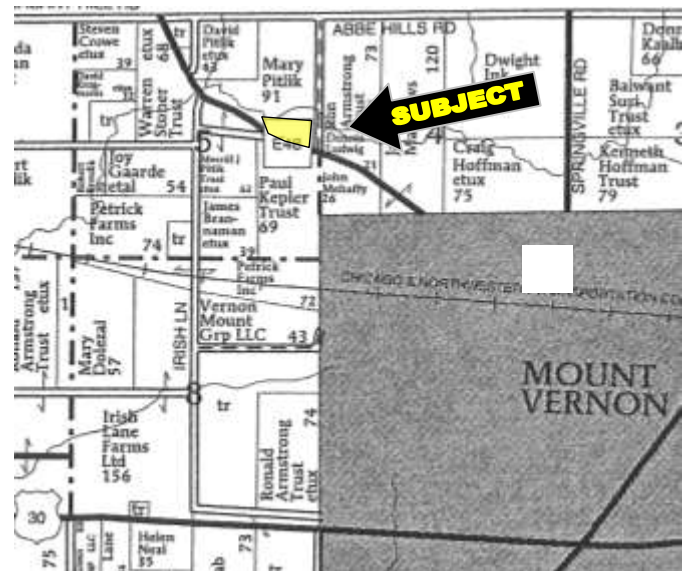
PHOTOS



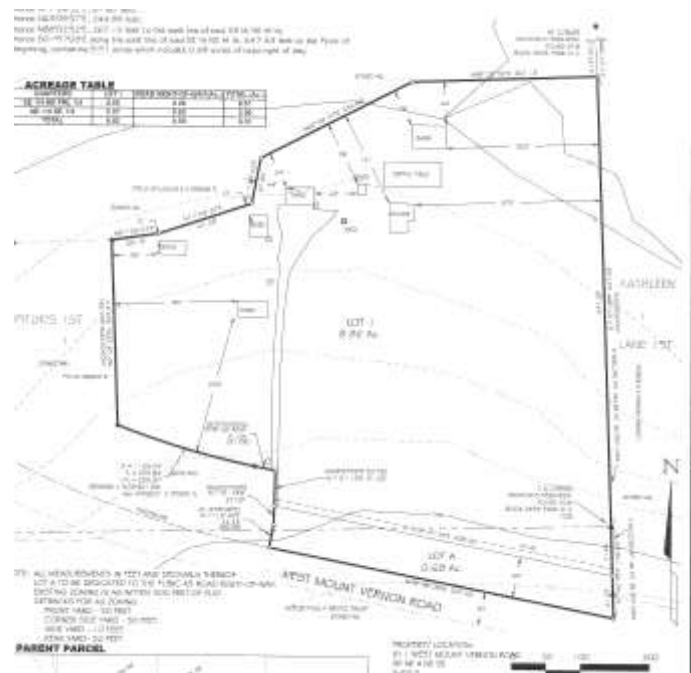
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Aerial Map

Plat Map



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FOR MORE INFORMATION EMAIL: TROYL@HERTZ.AG

102 PALISADES ROAD ✱ MT. VERNON IA ✱ 52314 ✱ PHONE: 319-895-8858 ✱ WWW.HERTZ.AG