



**We are Pleased to
Present for Sale
10.3 Acre Building Lot
Linn County, Iowa**



**4497 Boy Scout Road, Central City, Iowa 52214
\$109,500**

OWNER: George Maxwell and Tom Maxwell.

LOCATION: From Waubeek: 1 ½ miles north on Boy Scouts Road.

ADDRESS: 4497 Boy Scouts Road, Central City, Iowa 52214.

LEGAL DESCRIPTION: To be known as Lot 1, Scout's View 1st Addition to Linn County, Iowa.

PRICE & TERMS: \$109,500.00

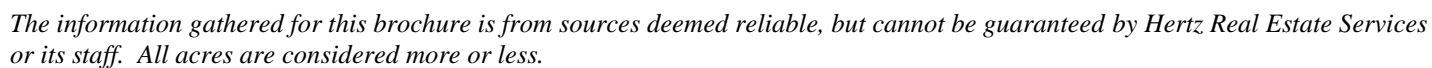
POSSESSION: Negotiable.

TAXES: To be determined.

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.

<i>SCHOOL DISTRICT:</i>	Central City Community School District.
<i>PROPERTY DESCRIPTION:</i>	This property is located on a hard surface road, 1 ½ miles north of Waubeek. It includes many mature oak trees and would make an ideal building site in rural Linn County. It includes a few outbuildings which would be ideal for livestock or storage.
<i>WELL:</i>	There is a drilled well near the windmill. This well has been tested by the Linn County Health Department with the results showing as satisfactory for Nitrates and Coliform Bacteria.
<i>ACCESS EASEMENT:</i>	Sellers reserve a 60 foot access easement over the northwest and north portion of this property. This is to provide access to other land the Sellers own. The total acres for this lot are 11.90 acres. The access easement takes approximately 1.6 acres. We are representing this lot as 10.3 acres, which excludes the acres under the easement area. The Sellers will fence this easement area and will be 100% responsible for all maintenance.
<i>HOUSE:</i>	There is an old house located on this property. The house is currently inhabitable. Linn County will require the house to be completely updated or taken down and cleaned up by May 1, 2012.
<i>ADJOINING LAND OFFERED FOR SALE:</i>	There is a 12.4 acre lot located south of this property that is listed at \$109,500.
<i>BROKER'S COMMENTS:</i>	This is rare opportunity to purchase an attractive building site in rural Linn County! It includes many mature oak trees, a well and some outbuildings. Build your dream home on this attractive rural lot located on a hard surface road.





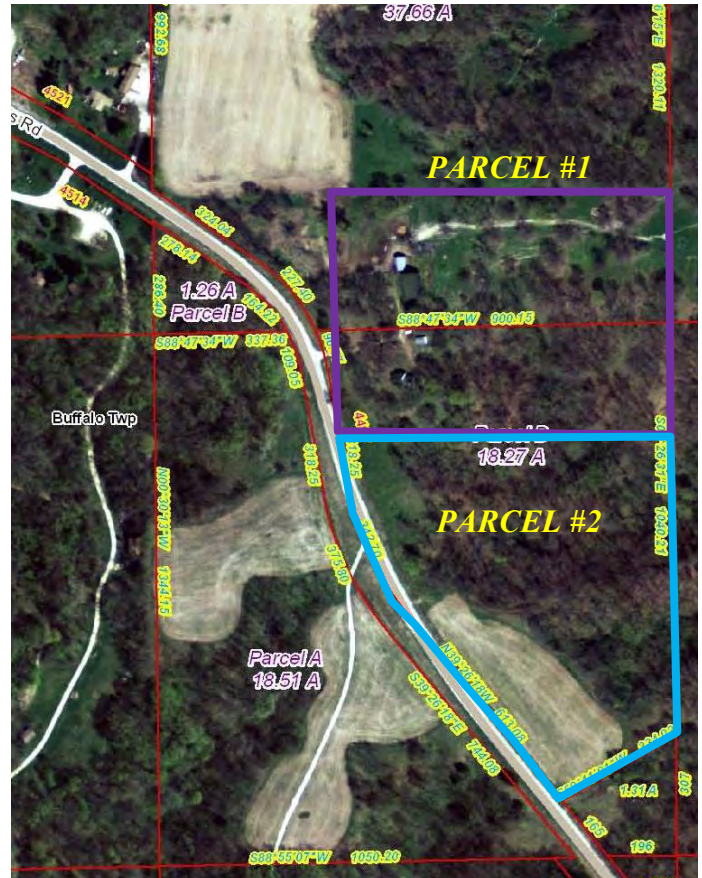
Aerial Map



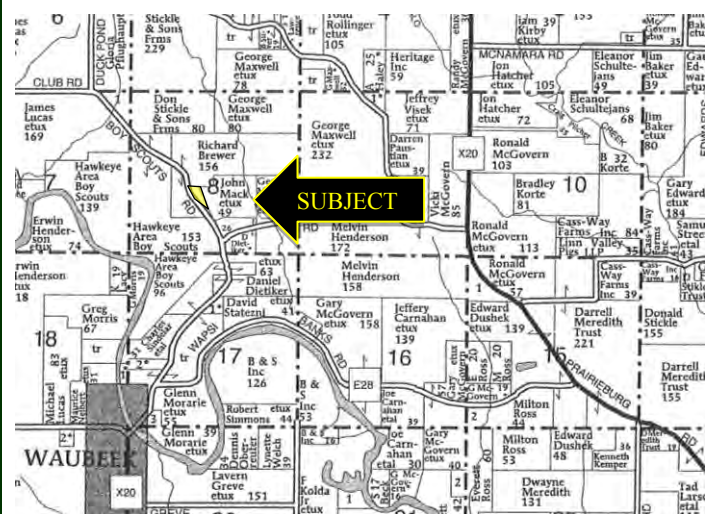
Map



Assessor's Map



Plat Map



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