



**We are Pleased to
Present for Sale
2.96 Acres
Linn County, Iowa**



**681 Highway 1 South, Mount Vernon, Iowa 52314
\$244,500.00**

LOCATION:	From Mount Vernon: 1/2 mile south of Highway 1/Highway 30 Intersection.
LEGAL DESCRIPTION:	Schoff First Addition to Linn County, Iowa.
PRICE & TERMS:	\$244,500.00 - 5% upon acceptance of offer and balance at closing.
POSSESSION:	Negotiable.
TAXES:	To be determined.
SCHOOL DISTRICT:	Mount Vernon Community School District.
HOUSE:	This is a one-of-a-kind two-story Victorian home that was originally built back in 1860. The home consists of 2,413 finished square feet with three bedrooms and one full bath. Step back in time when you enter the living room of this home with hardwood floors and some of the most magnificent woodwork we have ever seen! This pre-Civil War home also includes an open staircase.
MAIN LEVEL:	
Kitchen:	12' x 16'; Built-in dishwasher; Stove/Oven with LP gas burners and exhaust fan (upper oven does not work); Oak cabinets; Garbage disposal; Oak hardwood floors.
Dining Room:	9' x 12'; Built-in china cabinet and buffet; Hardwood floors.
Living Room:	15' x 16'; All original pre-Civil War woodwork; Oak hardwood floors.

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Foyer: Open staircase.
Family Room: 13' x 21'; Built-in bookshelves; Window air conditioner; Wood burning fireplace with brick surround; Carpet flooring.
Office/Game Room: 12' x 16'; Built-in cabinets; Carpet flooring.
Walk-in Closet: 4' x 7'; Carpet flooring.
Bath: 7' x 10'; Stool; Tub/Shower; Includes corian waynes coating tub surround, lavatory and countertops; Carpet flooring.

SECOND LEVEL:

Northwest Bedroom: 15' x 16'; Carpet flooring.
Northeast Bedroom: 9' x 16'; Closet; Carpet flooring.
Southeast Bedroom: 9' x 12'; Carpet flooring.
Walk-in Closet: 6' x 6'.
Walk-in Closet: Located at top of stairs.

THIRD LEVEL:

Loft Area: 12' x 14'; Carpet flooring.

BASEMENT:

Furnace: Forced air.
Hot Water Heater: Electric; 40 gallon.
Hot Water Heater: LP Gas; 30 gallon.
Breaker Box: Located on south wall.
Laundry Room: Includes Shower; Sink; Laundry hookups.

GARAGE: 12' x 20'; Overhead door; Concrete floor.

GARAGE: 15' x 25'; 25' overhead door; Concrete floor.

SHOP: 28' x 31'; Overhead door with opener; Insulated; Radiant heat; Concrete floor.

LP TANK: 250-gallon capacity (rented).

LP TANK: 500-gallon capacity (rented).

BARN: 26' x 51'.

GRANARY: 14' x 16'; Steel roof.

GARDEN SHED: 8' x 12'.

WELL: Drilled well located 50' east of the house.

SEPTIC SYSTEM: A new septic system and leach field will be installed on the south side of the house.

FENCE AGREEMENT: Buyer to be responsible to construct and maintain a livestock tight fence around the perimeter of this property, if a fence is needed by the Buyer or requested by the adjoining landowner.

BROKER'S COMMENTS: This is one of the most attractive homes in rural Linn County! It includes a well-cared for home that dates back to the Civil War Era. It includes one of the most magnificent woodwork around. The lawn and landscaping is well manicured and has a park like atmosphere. The well-cared for outbuildings would be ideal for storage or livestock.

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House



Living Room with Fireplace



Living Room



Living Room



Outbuildings

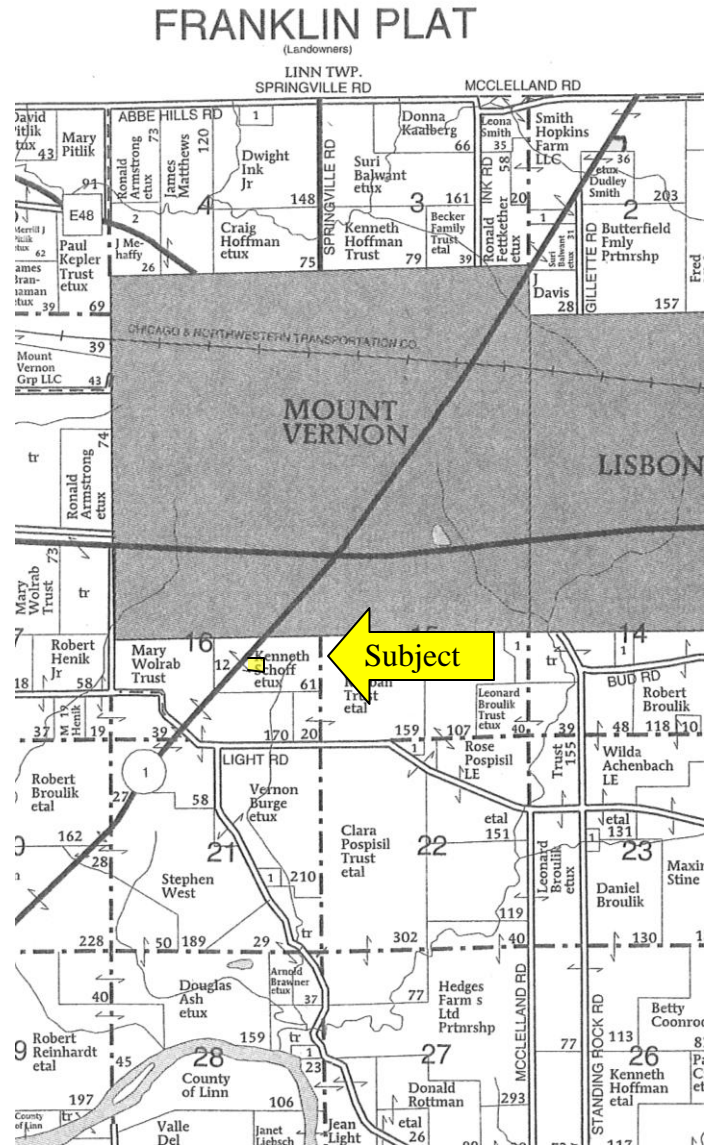
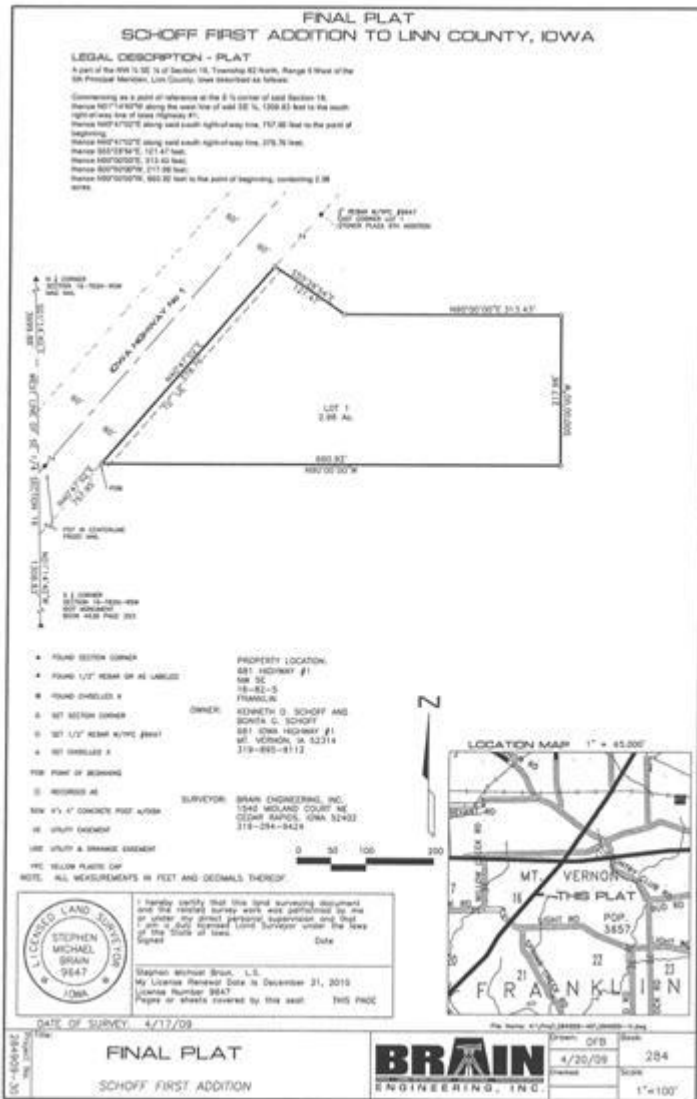


Attractive Yard

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Plat

Plat Map



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