



**We are Pleased to  
Present for Sale  
House, Buildings and 5.26 Acres  
Linn County, Iowa**



**3404 Springville Road, Springville, Iowa 52336  
\$207,500 - \$199,500**

- OWNER:** Tim B. Robertson and Sonya M. Robertson
- LOCATION:** From Springville: 2 miles north on Highway X20 (Springville Blacktop) to County Home Road. Continue 1 mile north on Springville Road.
- ADDRESS:** 3404 Springville Road, Springville, Iowa 52336
- LEGAL DESCRIPTION:** Lot 1, Pearson Farm 1<sup>st</sup> Addition to Linn County, Iowa.
- PRICE & TERMS:** \$207,500.00 - \$199,500.00.
- POSSESSION:** Negotiable.
- TAXES:** 2000–2010, payable 2010–2011, \$2,050 – net. There are 5.26 taxable acres.
- SCHOOL DISTRICT:** Springville Community School District.
- HOUSE:** This is a well-cared for, 4 to 5 bedroom, two-story country home located on 5.26 acres north of Springville. The house was built around 1890 and consists of 2,388 finished square feet. The windows were all replaced in 2000 and a new roof was put on the house in 2000.

*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.*

**Main Level:** The main level includes a kitchen with wood cabinets, laundry room with built-in cabinets and a sink, large dining/living room, family room, master bedroom, and a full bath. The bathroom includes a tub/shower, vanity and stool. There is also an entry way near the back door that is finished, but is not heated.

**Upper Level:** The upper level includes 3 to 4 bedrooms.

**Basement:** There is a full basement. The furnace, hot water heater, pressure tank, and 150 Amp electrical service are located in the basement. There is also a sump pit in the basement.

**GARAGE:** There is a one-stall, attached garage with an electric overhead door.

**WELL:** The well is located southwest of the house.

**SEPTIC SYSTEM:** A new 1,500 gallon septic tank and leach field was installed in November 2007. The tank is located north of the house and the leach field is located north of the machine shed.

**OUTBUILDINGS:**

**Machine shed:** 45' x 90'; built in 1990. Includes a 27' x 45' shop inside the machine shed. The shop is insulated with a concrete floor. The door is 15' high and 20' wide.

**Open-Front Cattle Shed:** 28' x 64'.

**Other Outbuildings:** The property includes the original barn, corn crib and small feed shed.

**Grain Bins:** Sellers are reserving the four grain bins. They will be removed from the property.

**RESERVED ITEMS:** Sellers reserve the reverse osmosis system in the basement and all personal property.

**WINDBREAK:** In 2004, a windbreak was planted along the west end north portion of the property. A variety of Lilacs, Black Hills Spruce, and Arbavidas were planted. This is a Conservation Reserve Program (CRP) tree planting. The owners received \$92.00 per year for this CRP contract, and there are approximately 9 years remaining on this contract.

**ADJOINING LAND**

**OFFERED FOR SALE:** There is 5.46 acres located south of this property that is for sale at \$99,500. This property includes a barn and well. Linn County would allow one single family home to be built on this property.

**BROKER'S COMMENTS:** This is a well-cared for country home located on 5.26 acres only 10 minutes from Marion. It includes a nice machine shed and shop and nice outbuildings for storage or livestock.

*ROBERTSON PHOTOS*



*Barn*



*Shop*



*Open-Front Cattle Shed*



*House*

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### Aerial Map

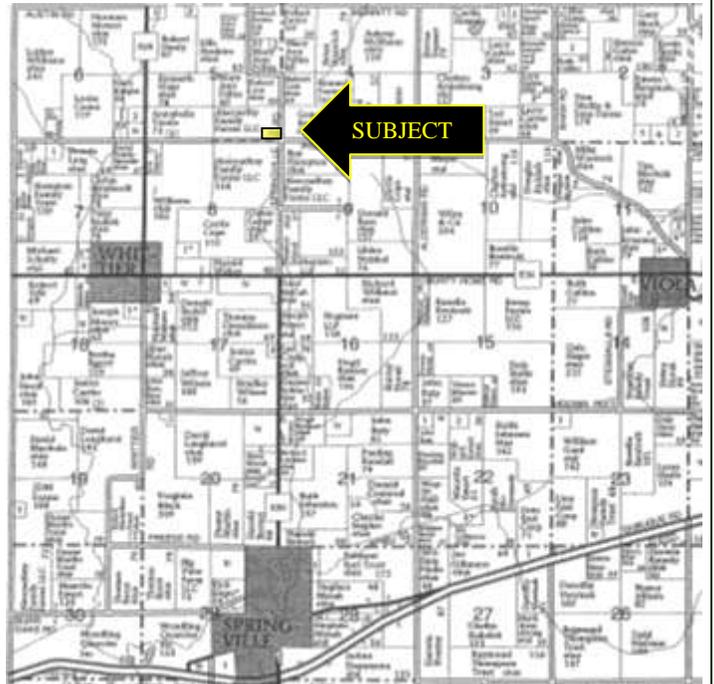
### Plat Map



Robertson Photos



Brown Township



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