



**We are Pleased to  
Present for Sale  
House, Buildings, and  
18.8 Acres More or Less  
Linn County, Iowa**



**1809 Springville Road, Mount Vernon, Iowa 52314  
\$369,500**

- OWNERS:** Jerome T. Loesch Family Trust
- LOCATION:** From Mount Vernon: 4 ½ miles north on the Springville blacktop (Highway X20).
- LEGAL DESCRIPTION:** W ½ SW ¼ SW ¼ and the S 1 Acre of the W ½ NW ¼ SW ¼ of Section 16, Township 83 North, Range 5 West of the 5<sup>th</sup> P.M., Linn County, Iowa.
- PRICE & TERMS:** \$369,500.
- POSSESSION:** Negotiable.
- TAXES:** 2009-2010, payable 2010-2011 – \$2,742. There are 18.85 taxable acres.
- SCHOOL DISTRICT:** Springville Community School District.
- HOUSE:** This is one of the most well-cared-for and clean house I have ever sold. It was built in 1972 and consists of 2,114 finished square feet on the main level. This ranch home includes 3 bedrooms and 2 baths. It includes a large living room with a wood burning fireplace with limestone surround and built-in book shelves. This is a one-of-a-kind view overlooking the rolling hills of Linn County.

**Main Level:**

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**Kitchen:** 9'5" x 15'3"; wood cabinets, includes the Maytag stove, Whirlpool refrigerator, and Whirlpool dishwasher. There is a garbage disposal in the sink and a hood fan above the stove. Vinyl floor.

**Breezeway:** Approximately 10' x 24'; Ceiling fan and carpet flooring.

**Family Room:** 15'6" x 21'6"; wood-burning fireplace with limestone surround, built-in bookshelves, and carpet flooring.

**Living Room:** 13'10" x 21'7"; carpet flooring.

**Master Bedroom:** 11'5" x 13'10"; ceiling fan, closet and carpet flooring.

**Master Bathroom:** 4'7" x 6'9"; sink, stool and vinyl floor.

**Bathroom:** 6'6" x 6'7"; tub/shower, sink and stool, vinyl floor.

**Northwest Bedroom:** 11'5" x 11'8"; closet and carpet flooring.

**Bedroom:**

**Southwest Bedroom:** 11'2" x 11'6"; built-in bookshelves and cabinet, carpet flooring.

**Hallway:** There are four large closets along the hallway.

**Entryway:** 8'2" x 9'4".

**Lower Level:** This is the cleanest basement I have ever been in. The floors and walls are all painted and could easily be finished. The basement includes the Maytag washer and dryer. There is a nice sink next to the laundry area. There is also a bathroom which includes a stool and sink. There is nice shelving along the east wall.

**Breaker Box:** 200 Amp.

**LP Forced Air Furnace:**

Forced air furnace that was installed in November 1996.

**Central Air:**

The central air conditioning unit is located in the back of the house.

**Hot Water Heater:**

50 gallon, electric.

**Water Softener:**

Rented from Waterworks.

**Generator:**

There is an LP Kohler generator located in the back of the house.

**ATTACHED GARAGE:** 24' x 32'; includes 2 overhead doors with electric openers and is dry-walled and insulated.

#### **OUTBUILDINGS:**

**Shop/Pole Barn:** 24' x 24'; includes a lime/rock floor.

**Detached Garage:** 24' x 24'; includes 2 overhead doors and concrete floor.

**WELL:** The well is located south of the house and is approximately 175 feet deep.

**SEPTIC SYTEM:** The septic tank and leach field are located north of the house.

**CROPLAND:** This property includes 13.4 acres of cropland.

**AVERAGE CSR:\*** ArcView Software indicates an average CSR of 69.7 on the cropland acres.

**BROKER'S COMMENTS:** This is a unique one-of-a-kind property located between Springville and Mount Vernon on a hard surfaced Springville Blacktop overlooking the rolling hills of Linn County! This view and location would be hard to duplicate. This would make an ideal property for anyone wanting to live in the country and have a small horse farm or just to enjoy the view.

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*House*



*House*



*Front Entrance*



*Front Entrance*



*House & Yard*



*House*



*Backyard*

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*House & Yard*



*Aerial View*



*Shop/Pole Barn*



*Detached Garage*



*View to the North*



*View to the West*



*View to the Northwest*



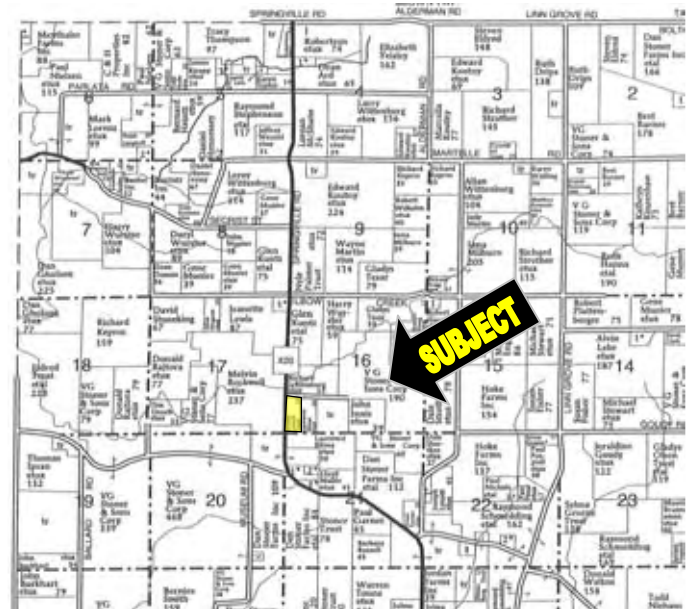
*Fireplace*

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Aerial Map



Plat Map



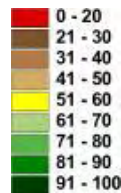
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### CSR: Calculated using ArcView 3.2 software

CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil.



Measured Tillable Acres	13.4	Average CSR	69.7	Corn Yield	Soybean Yield	Acres
Soil Label	Soil Name	CSR				
120B	Tama silty clay loam, 2 to 5 per	95	212	57	1.83	
120C2	Tama silty clay loam, 5 to 9 per	78	189	51	0.45	
162C	Downs silt loam, 5 to 9 percent s	75	185	50	6.79	
163D2	Fayette silt loam, 9 to 14 percent	58	162	44	1.11	
163E	Fayette silt loam, 14 to 18 per	50	152	41	0.01	
163E2	Fayette silt loam, 14 to 18 per	48	149	40	3.03	
352C2	Whittier silt loam, 5 to 9 percent :	38	135	36	0.18	
63C	Chelsea loamy fine sand, 5 to 9 p	21	112	30	0.03	



WE ARE PLEASED TO OFFER THESE SERVICES

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FOR MORE INFORMATION EMAIL: [TLOUWAGIE@MTV.HFMGT.COM](mailto:TLOUWAGIE@MTV.HFMGT.COM)

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