



**We are Pleased to
Present for Sale
Outbuildings and 5.46 Acres m/l
Linn County, Iowa**



**3390 Springville Road, Springville, Iowa 52336
\$99,500**

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:	3390 Springville Road, Springville, Iowa 52336
LEGAL DESCRIPTION:	Lot 1, Robertson Homestead 1 st Addition to Linn County, Iowa.
PRICE & TERMS:	\$99,500.00
POSSESSION:	Negotiable.
TAXES:	2009–2010, payable 2010–2011 \$316.00 per year. There are 5.46 taxable acres.
SCHOOL DISTRICT:	Springville Community School District.

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.

**PROPERTY
DESCRIPTION:**

This property is located 3 miles north of Springville and consists of 5.46 acres. There is an attractive windbreak along the west boundary and a new row of trees planted along north boundary. Linn County will allow one single family home to be constructed on this property.

OUTBUILDINGS:

Dairy Barn	45' x 80'
Cattle Shed	28' x 100'

WELL: The well is located east of the Dairy Barn.

ADJOINING LAND

OFFERED FOR SALE: The house, buildings and 5.26 acres to the north is listed for sale at \$207,500.

BROKER'S COMMENTS: This is rare opportunity to purchase an attractive building site in rural Linn County. It includes two nice outbuildings, a well and the balance in hay/pasture. Build your dream home on this attractive rural lot.



Outbuildings



Outbuildings



Dairy Barn



Windbreak

