



**We are Pleased to
Present for Sale
House, Buildings and
6.3 Acres m/l
Linn County, Iowa**



**1000 Highway 30 East, Lisbon, Iowa 52253
\$275,000**

- OWNERS:** Joy L. Gaarde
- LOCATION:** From Lisbon: ½ mile east of Lisbon on the north side of Highway 30.
- LEGAL DESCRIPTION:** House, buildings and 6.3 acres m/l located in the SE ¼ SE ¼ Section 12, Township 82 North, Range 5 West of the 5th P.M., Linn County, Iowa. The exact legal description will be taken from the abstract.
- PRICE & TERMS:** \$275,000.00 – Sellers willing to carry a contract for qualified buyers.
- POSSESSION:** Immediate.
- TAXES:** Tax assessment for this property was recently lowered from \$425,000 to \$327,000. We believe the new real estate taxes will be lowered to around \$10,000 per year.
- CONTRACT SALE:** Seller would entertain a contract sale to a qualified buyer. Down payment, interest rate, and terms to be mutually negotiated.

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.

BUILDING #1:

This building includes a ranch home consisting of 1,356 square feet with two bedrooms and one full bath. This house is very well maintained and is currently being rented for \$600 per month. There is also a well-cared for sleeping room that includes a large open area and full bath. The house is attached to a commercial building and office consisting of 5,500 square feet.

BUILDING #2:

Building number two consists of over 2,500 square feet of office/showroom with an additional 3,000+ square feet of commercial storage. This would make an ideal property for a startup business or to expand your existing business.

BUILDING #3:

This building consists of 8,160 square feet of commercial storage with a small office ideal for the storage of equipment, campers or boats.

WELL:

There is a well located on the south side of the house. This well is shared with the neighbor to the west. The neighbor to the west pays Lisbon water rates for their use of the water.

SEPTIC SYSTEM:

There is a septic system west of Building #1 and east of Building #2.

BROKER'S COMMENTS:

This property is ideally located along Highway 30 and would be ideal for any start-up business or an existing business to grow their operation. The house, offices, and commercial storage provides plenty of room for growth or expansion.



Building #1



House Interior



House Interior



Building #2



Building #2 Interior

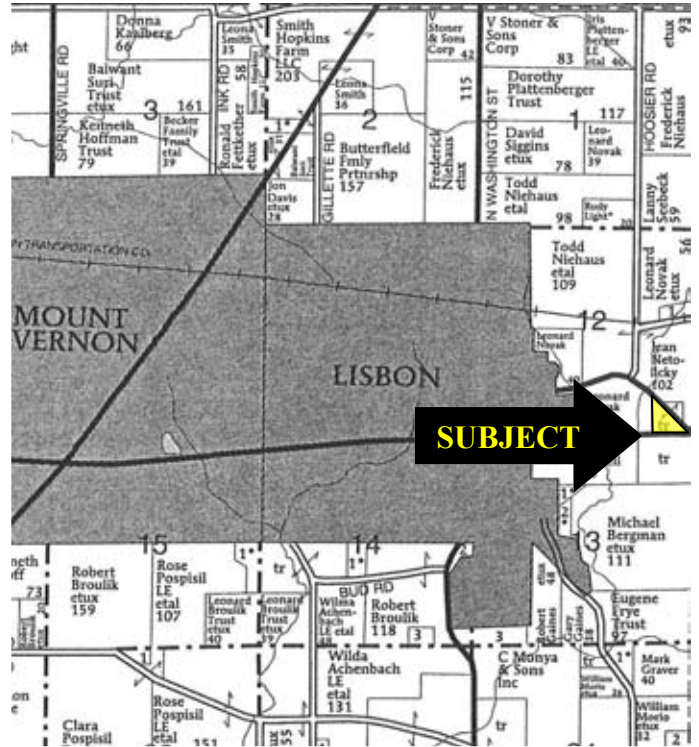


Building #3

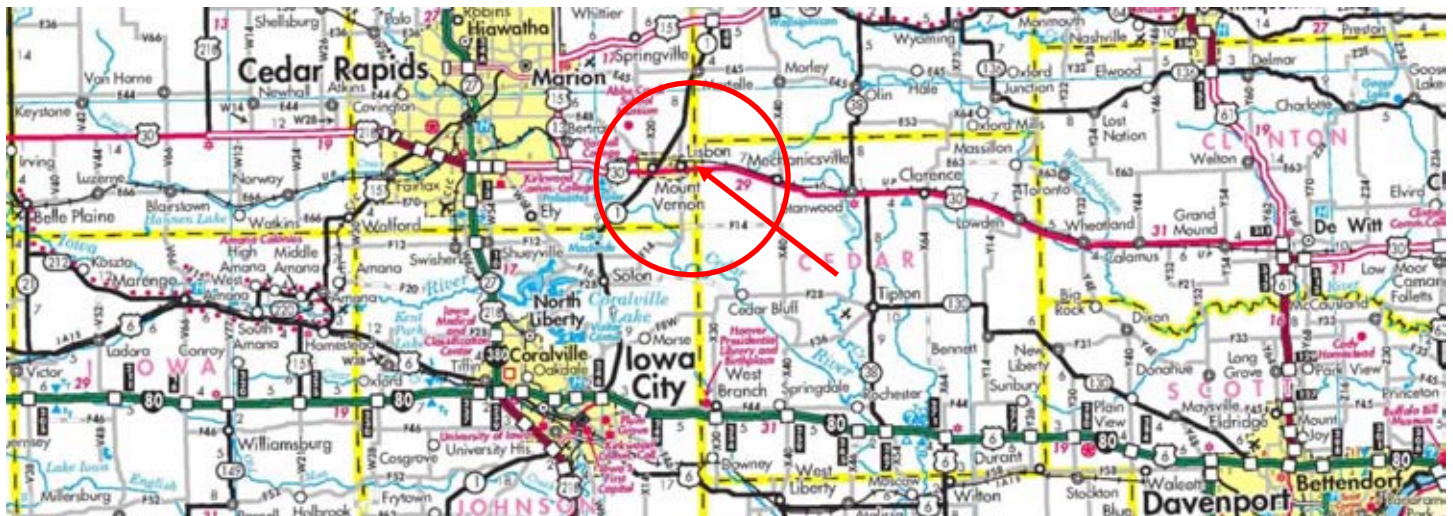
Aerial Map



Plat Map



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