



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



414 County Home Road, Springville, IA 52336
~~\$152,500.00~~ - \$144,500.00

OWNER:	Kemp Farms L.L.C.
LOCATION:	From Springville: 2 miles north on X20, 2 miles east on County Home Road.
LEGAL DESCRIPTION:	Kemp Farms 1st Addition to Linn County, Iowa.
PRICE & TERMS:	\$144,500.00 \$152,500.00 - 5% upon acceptance of offer and balance at closing.
POSSESSION:	Negotiable.
TAXES:	To be determined.
SCHOOL DISTRICT:	Springville Community School District.
HOUSE:	This is a 1 ½ story farm house that was built around 1918. It consists of 1,149 finished square feet. There is one bedroom on the main floor and three bedrooms on the second level. There is a full bath on the main level. The majority of the windows have been updated with vinyl replacement windows.
MAIN LEVEL:	
Eat In Kitchen:	10' x 12'; oak and metal cabinets, vinyl floor.

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Bathroom: 10' x 11'; vanity, stool, bathtub, washer and dryer hookups, vinyl floor.
Living Room: 12' x 15'; carpet flooring.
Bedroom: 9'6" x 13'; closet, carpet floor.
Enclosed Porch: 7'6" x 25'; access to basement, vinyl floor.

SECOND LEVEL:

Bedroom/Storage: Wood floor.
Bedroom/Storage: 10' x 14'; wood floor, unfinished.
Bedroom: 9'6" x 15'; wood floor.
Bedroom: 14' x 15'; closet, wood floor.

BASEMENT:

Hot Water Heater: 40 gallon, electric, new in 2010.
Furnace: Lennox forced air furnace.
Breaker Box: New in 2010.
Pressure Tanks: Both of the pressure tanks are located in the basement.
Sump Pit: New in 2010.

GARAGE: 14' x 22'; electric overhead door.

WELLS: There are two wells on the farm. There is a drilled well in the center of the yard and a drilled well in the well pit located in the storage shed south of the house.

SEPTIC SYSTEM: A new septic system and leach field will be installed southwest of the house prior to closing.

STORAGE SHED: 12' x 14'; well located in pit.

SHEEP BARN: 20' x 30'; concrete floor.

WEST MACHINE SHED: 24' x 48'; dirt floor.

EAST MACHINE SHED: 36' x 69'; dirt floor.

MACHINE SHED ON BARN: 30' x 56'; concrete floor, newer 16' wide x 10' tall overhead door.

DAIRY BARN: Dairy barn includes the stanchions, milk house and hay loft.

OTHER OUTBUILDINGS: There are a few other outbuildings that include a corn crib, hog house, and loafing barn.

BINS: There are two grain bins on the property. The seller to reserve the large grain bin and will have it removed from the property on or before December 1, 2010.

LP TANKS: There is a 500 gallon LP tank located northwest of the house. This LP tank is rented from Linn Coop.

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

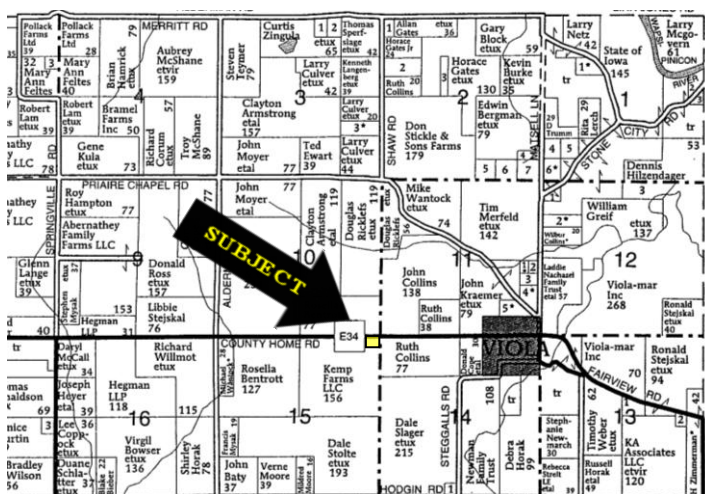
BROKER'S COMMENTS: This is an opportunity to purchase a nice country home on a hard surfaced road. This property includes attractive outbuildings that would be ideal for livestock and/or storage.

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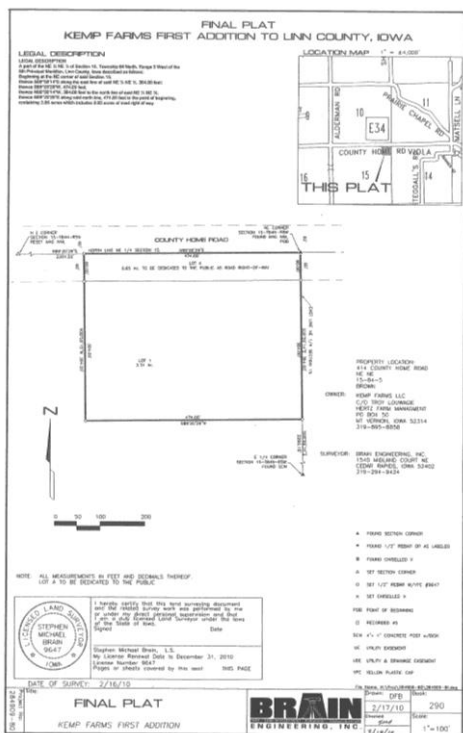
Aerial Map



Plat Map



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Sheep Barn



West Machine Shed



East Machine Shed



Dairy Barn & Machine Shed

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