



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

<b>LOCATION:</b>	From Troy Mills: 3 miles east on Highway D62 (Coggon Road). 1-½ miles south on Seven Hills Road. The farm is located on the west side of the road.  From Coggon: 4 miles west on Highway D62 (Coggon Road). 1-½ miles south on Seven Hills Road. The farm is located on the west side of the road.
<b>ADDRESS:</b>	5490 Seven Hills Road, Coggon, IA 52218
<b>LEGAL DESCRIPTION:</b>	South 20 Acres SE ¼ NE ¼, Section 14 and South 10 Acres SW ¼ NW ¼, Section 13, Township 86 North, Range 7 West of the 5 <sup>th</sup> P.M., Linn County, Iowa. The exact legal description will be taken from the abstract.
<b>PRICE &amp; TERMS:</b>	\$159,000.00 - \$5,300 per acre – 10% upon acceptance of offer and balance in cash at closing.
<b>POSSESSION:</b>	Negotiable.
<b>TAXES:</b>	2008-2009, payable 2009-2010 – \$292.00 – net – \$9.73 per taxable acre. There are 30 taxable acres.
<b>CROPLAND:</b>	There are approximately 5.5 acres of cropland, which have been planted as food plots for the deer and wildlife. The balance of the farm is rolling timber.
<b>WAPSIPINICON RIVER FRONTAGE:</b>	The northwest corner of this property adjoins the Wapsipinicon River, which provides excellent fishing and habitat for wildlife.
<b>BUILDINGS:</b> <i>Pole Shed:</i>	24' x 40', new in 2008.
<b>SOLID WASTE:</b>	There is some old metal and junk located in the ravine along the north portion of the property.
<b>WELL:</b>	There is an old well located near the west food plot.
<b>BROKER'S COMMENTS:</b>	This is a beautiful piece of property which offers something for everyone. It offers a beautiful building site overlooking the timber and Wapsipinicon River. It is a perfect combination of tillable, timber and secluded building sites. There is an abundance of deer and turkey in this area. The property allows you to get away in rural Linn County, while only being twenty minutes away from downtown Cedar Rapids.

*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.*



What A View!



Pole Shed



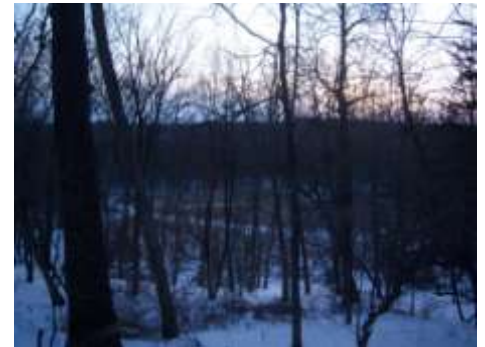
Get Ready!



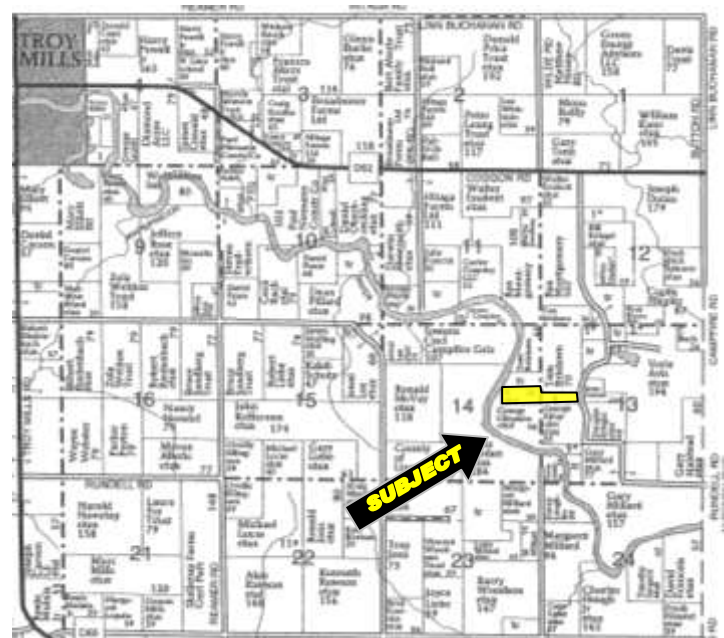
Timber



Wapsipinicon River Frontage



Timber



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WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

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