



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



1151 Highway 1 North, Mt. Vernon, IA 52314
\$159,500.00

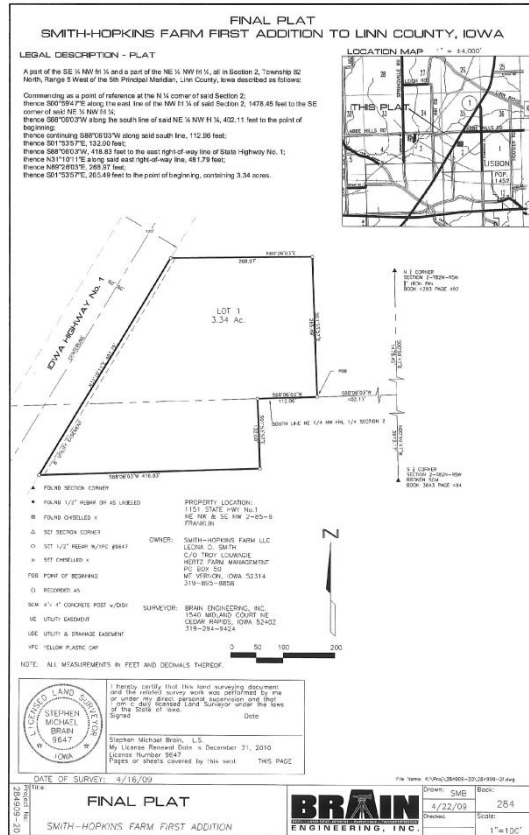
LOCATION:	From Mt. Vernon: 1 mile north on Highway 1.
LEGAL DESCRIPTION:	To be known as Smith-Hopkins Farm First Addition to Linn County, Iowa.
PRICE & TERMS:	\$159,500.00 - 5% upon acceptance of offer and balance at closing.
POSSESSION:	30-60 days. The outbuildings are leased by the farm tenant until March 1, 2010.
TAXES:	To be determined.
SCHOOL DISTRICT:	Lisbon Community School District.
HOUSE:	Attractive 2-story country home that was built around 1900 and consists of 2,051 finished square feet. The home includes four bedrooms and two full baths. This property is ideally located just north of Mt. Vernon on a hard surface road.
MAIN LEVEL:	
Kitchen:	9' 6" x 15' 6"; metal cabinets; ceiling fan; vinyl floor. (The dishwasher, stove, and refrigerator will stay).
Dining Room:	11' 4" x 15' 6"; hardwood floors.
Living Room:	13' x 15' 6"; French doors, carpet floor.
Bathroom	5' x 8' 6"; tub, shower, sink, stool, vinyl floor.
Family Room:	17' x 17' 6"; wood burning fireplace, carpet floor.
Master Bedroom:	10' x 15' 6"; closet, carpet floor.
Porch:	8' 5" x 15'; carpet floor.
SECOND LEVEL:	
Bathroom:	7' x 9'; tub, sink, stool, carpet floor.
Northwest Bedroom:	13' x 15'; closet, carpet floor.
Northeast Bedroom:	9' x 10' 6"; closet, carpet floor.

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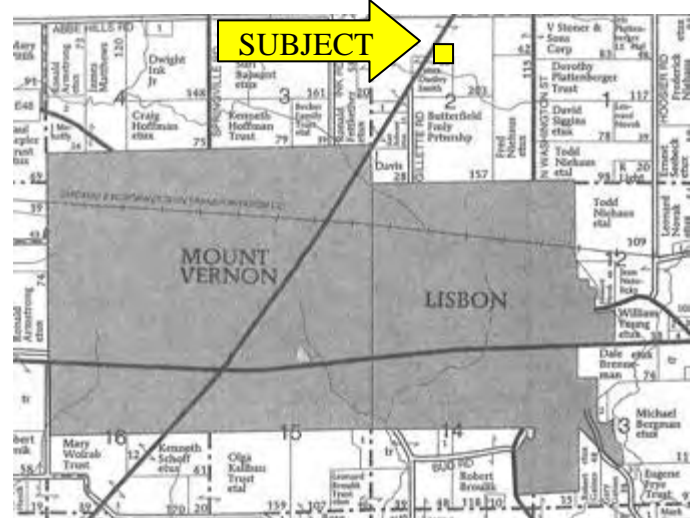
<i>Southwest Bedroom:</i>	11' 6" x 13'; closet, carpet floor.
<i>Storage/Closet:</i>	8" x 9' 6"; linoleum floor.
<i>BASEMENT:</i>	
<i>Furnace:</i>	Ruud High Efficiency.
<i>Laundry Room:</i>	Located in basement.
<i>Pressure Tank:</i>	Located in basement.
<i>Water Heater:</i>	40-gallon LP.
<i>GARAGE:</i>	24' x 24'; 16' overhead door with opener, concrete floor.
<i>WELL:</i>	Drilled well located approximately 15' south of the garage.
<i>SEPTIC SYSTEM:</i>	A new septic system and leach field will be installed on the south side of the driveway.
<i>CISTERN:</i>	The old cistern is located underneath the back porch.
<i>L.P. TANK:</i>	1,000 gallons, own tank and will stay with property.
<i>QUONSET:</i>	28' x 40'; concrete floor.
<i>HOG HOUSE:</i>	24' x 57'; old, concrete floor.
<i>MACHINE SHED:</i>	48' x 70'; dirt floor.
<i>CORN CRIB:</i>	26' x 50'; old.
<i>SMALL SHED:</i>	18' x 40'; old, dirt floor.
<i>SMALL OPEN FRONT BARN:</i>	18' x 31'; dirt floor.
<i>OPEN FRONT MACHINE SHED:</i>	32' x 32'; dirt floor.
<i>OPEN FRONT CATTLE SHED:</i>	42' x 62'; concrete floor.
<i>STORAGE BIN:</i>	27' x 19'.
<i>STORAGE BIN:</i>	24' x 19'.
<i>STORAGE BIN:</i>	18' x 15'.
<i>STORAGE BIN:</i>	21' x 20'.
<i>FENCE AGREEMENT:</i>	Buyer to be responsible to construct and maintain a livestock tight fence around the perimeter of this property, if a fence is needed by the buyer or requested by the adjoining landowner.
<i>CONDITION OF HOUSE:</i>	The Sellers acknowledge that the house may possibly need re-shingling, some new windows, and also some minor repairs. The basement foundation is older and has been reinforced through the years. The Sellers believe they have adjusted the listing price accordingly to help offset these items, as they do not plan to give any credit to the Buyer for these items.
<i>BROKER'S COMMENTS:</i>	Location, location, location! These three words say it all with this property. It is ideally located just north of Mt. Vernon on a hard surface road. It includes a large home with nice outbuildings for storage or livestock.

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Aerial Map



Plat Map



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WE ARE PLEASED TO OFFER THESE SERVICES

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FOR MORE INFORMATION EMAIL: [MV REAL ESTATE](mailto:MV@REAL-ESTATE.COM)

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