



35 Acres m/l, Linn County, IA Wolfe Property

Attractive Oak Building Sites with A Beautiful View! Located in Mount Vernon, Iowa.

Property Information

Location

From Mount Vernon: Intersection of Hwy 30 and Country Club Drive - ¼ mile south on Country Club Drive.

Viewing of Property

The lane along the northwest side of this property is owned by a neighbor, and should not be used to access or view this property. Feel free to park along Country Club Drive or contact the listing agent for a private showing.

Legal Description

35 acres m/l located in that part of the NE ¼ of Section 15, Township 82 North, Range 5 West of the 5th P.M., Linn County, Iowa. The exact legal description to be taken from the abstract.

Price & Terms

Price Reduced!

- ~~\$393,750~~ \$367,500
- ~~\$11,250/acre~~ \$10,500/acre
- 5% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Owners

Elizabeth L. and John D. Wolfe

Real Estate Tax

Taxes Payable 2016 - 2017: \$638.00

Net Taxable Acres: 35.2

Tax per Net Taxable Acre: \$18.13

Land Description

This is a beautiful mixture of rolling oak/hickory timber pasture with a beautiful view. A small winding creek passes through this property.

Comments

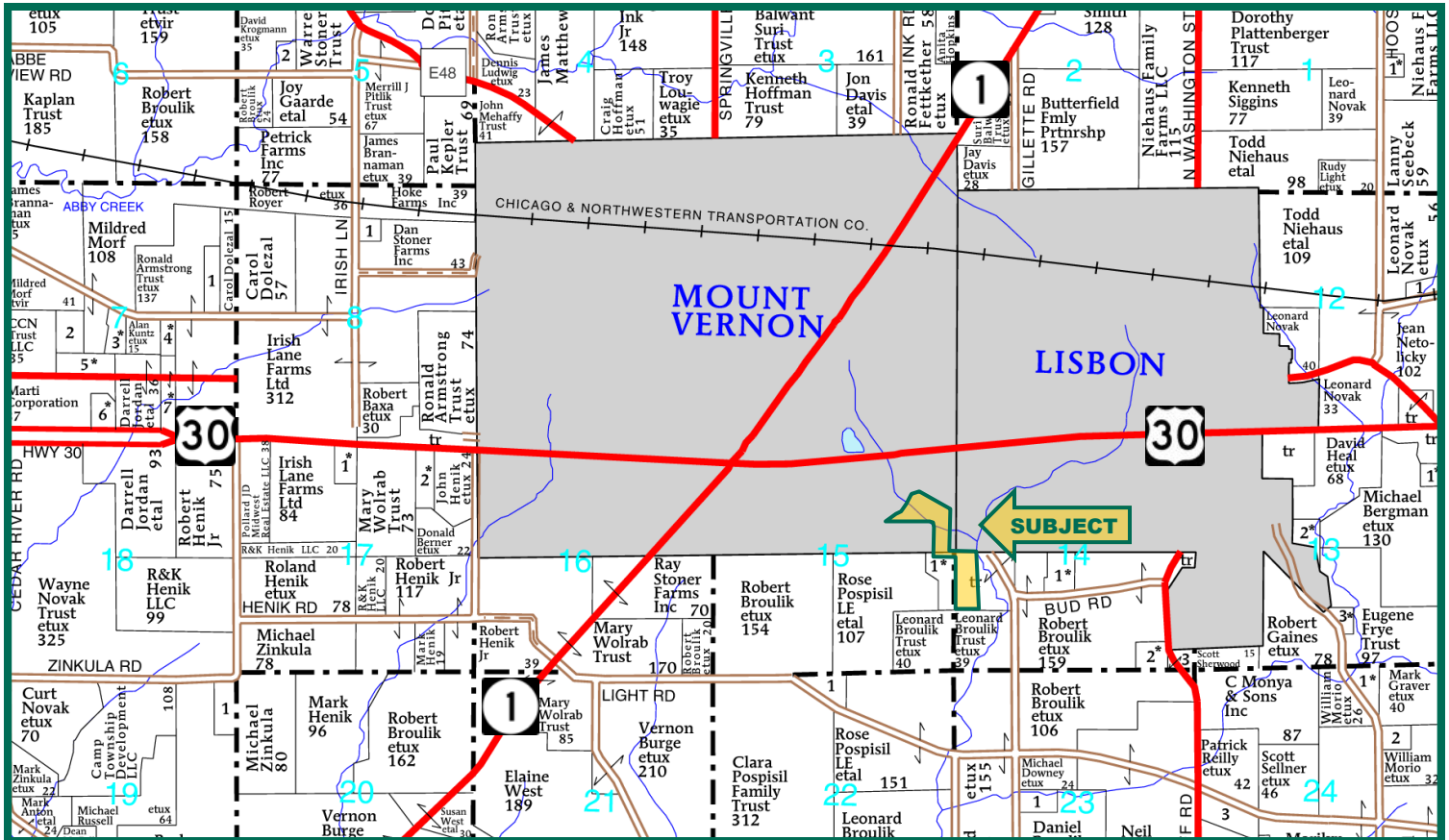
This is a unique property located within the city limits of Mount Vernon. City sewer and water are located close by and would make a nice residential development. This is one of the nicest building sites in and around Mount Vernon with trees, creek and a beautiful view overlooking the golf course. The south portion of this farm is located in Linn County, and not within city limits.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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Plat Map and Aerial Photo



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Aerial Photo



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Auditor's Plat



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