



417 Day Road, Mount Vernon, IA 52314

## Property Information

### Location

**From Mount Vernon - Intersection of Hwy 1 and Hwy 30:** One mile south on Highway 1, two miles east on Light Road and 1½ miles south on McClelland Road and a ⅛ mile west on Day Road.

**From Lisbon - Intersection of Highway 30 and Sutliff Road (X20):** Three miles south on Sutliff Road and one mile west on Day Road.

### Address

417 Day Road  
Mount Vernon, IA 52314

### Legal Description

To be known as Lot 1, Clark Day Addition to Linn County, Iowa.

### Price

- \$329,500

### Seller

Irvin P. and Louise M. Clark Trust

### Possession

Negotiable.

### Real Estate Tax

The house, buildings and 3.97 acres are being split from the rest of the farm. The Linn County Assessor will re-assess the property at a future date to determine the real estate taxes.

### School District

Lisbon Community School District.

### House

This attractive, well-maintained, two-story farm house was built in 1950. It consists of 1,961 finished square feet. There are four bedrooms on the second level and one full bath on the second level. There is

also a ½ bath on the main level. There are hardwood floors throughout that are in good condition. The home includes plywood cabinets with newer replacement windows that were installed approximately five years ago. The house has been well maintained with a new roof in 2015. The home includes air conditioning and has a clean, dry basement.

### Main Level

**Laundry/Mudroom:** sink, closet, vinyl floor.

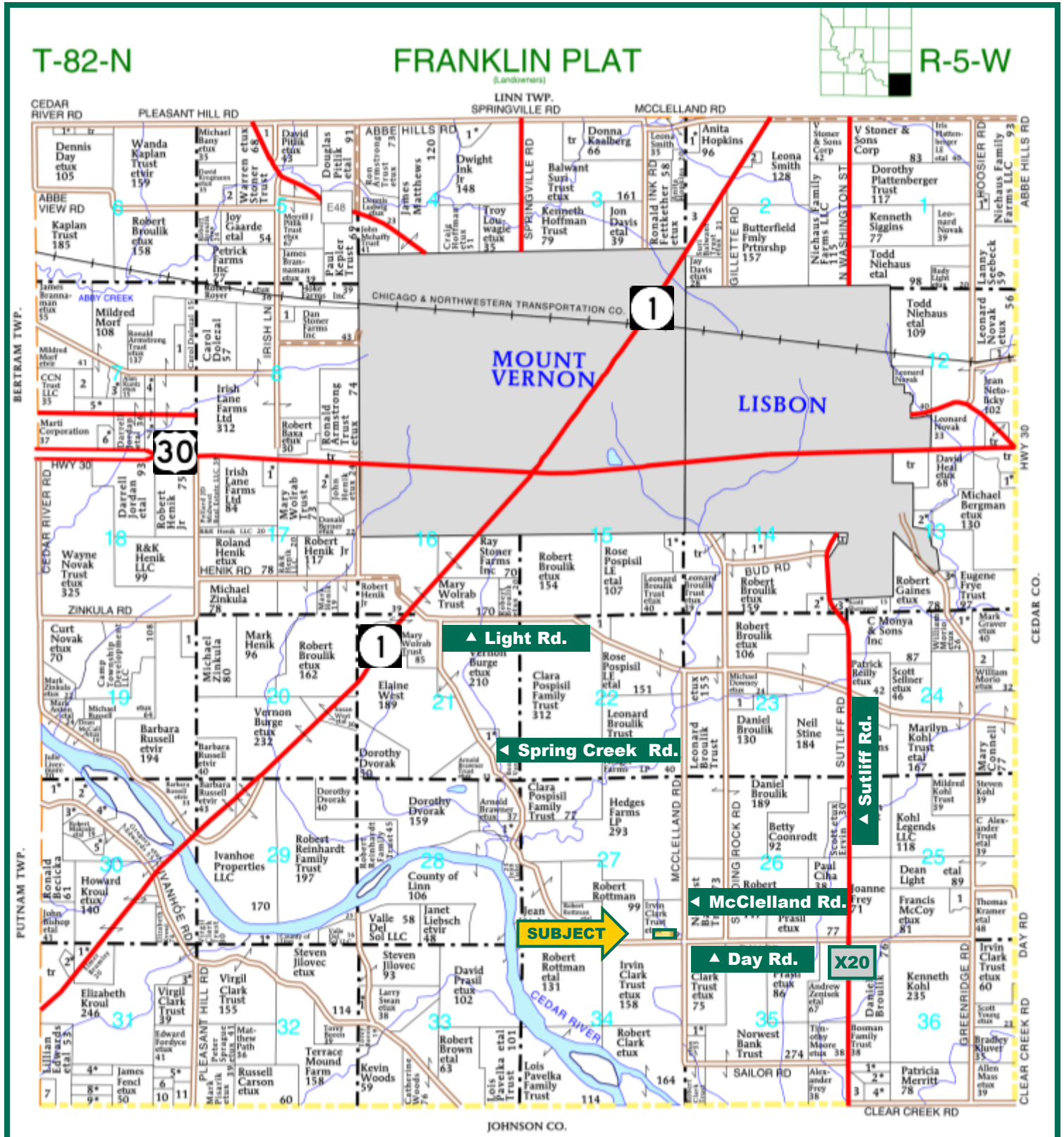
**Kitchen** 11' x 13', plywood cabinets, double sink, vinyl tile floor.

*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: Franklin Township



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## Aerial Photo



**Dining Room:** 11' 6" x 13' 8", ceiling fan, carpet floor.

**Living Room:** 13' 8" x 23', built-in bookshelves, carpet floor.

**Bathroom:** 3' 10" x 5', sink, stool, vinyl floor.

### Upper Level

**Master Bedroom:** 11' x 19', ceiling fan, double slider closet, oak floors.

**Northeast Bedroom:** 10' 6" x 11', closet, hardwood floors.

**Northwest Bedroom:** 10' 6" x 11', closet, hardwood floors.

**Southwest Bedroom:** 11' x 13' 6", double slider closet, hardwood floors.

**Bathroom:** 6' x 11' 6", sink, stool, tub,

shower, built-in cabinets, carpet floor.

### Lower Level

**Breaker Box:** 150 Amp.

**Central Air:** installed in the mid-1990's.

**Forced Air Furnace - LP (ArcoAire):** installed in mid-1990's.

**Hot Water Heater:** 50 gallon electric, installed in 2012.

**Water Softener:** newer owned system, stays with house.

### LP Tanks

The two LP tanks by the grain bins will stay with the property. The 500 gallon LP tank north of the house is rented from Farm Service.

### Water & Well Information

The water is supplied by a drilled well located east of the house.

### Septic System

A new septic system and leach field was installed in the summer of 2017 and is located east of the house.

### Garage

26' x 28', insulated and dry-walled, built-in cabinets, countertop and closet. Two newer overhead door openers.

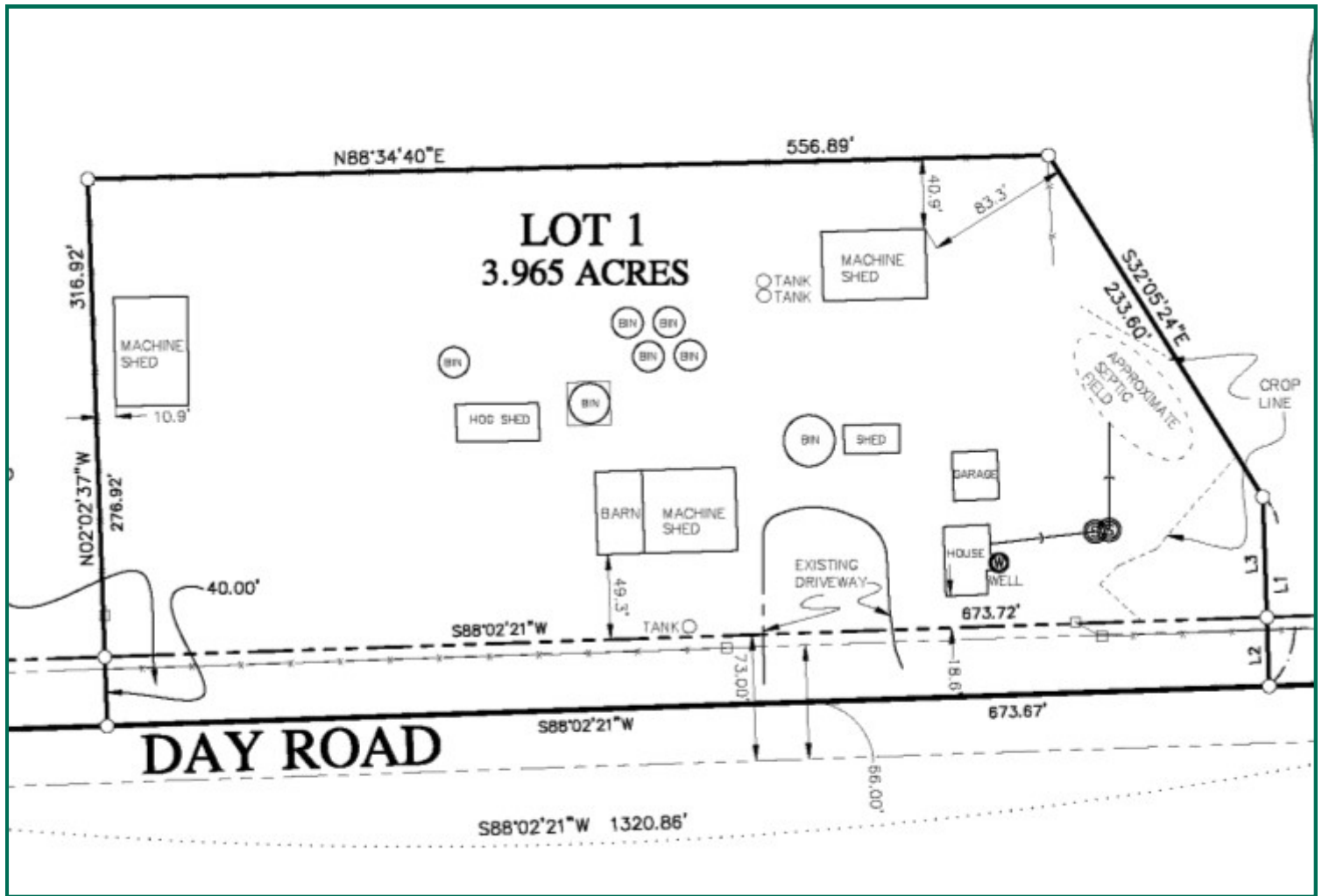
### Outbuildings

There are many nice outbuildings that would work well for livestock or storage.

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# Plat of Survey



This is an attractive rural setting for anyone wanting to enjoy country living.  
**Garden Shed:** 16' x 32', steel roof and concrete floor.

**Northeast Machine Shed:** 40' x 60'.

**West Machine Shed:** 42' x 63'.

**Shop/Machine Shed:** 48' x 81', includes a 48' x 54' insulated shop area with concrete floor. The door is 24' wide and 15' tall. Includes workbench and loft. There is also a 27' x 48' loafing area for livestock.

## Grain Bins

**East Drying Bin:** 30' diameter with horizontal unload. Holds 9,500 bushels to the stirators or 11,500 bushels to the peak.

**West Drying Bin:** 24' diameter. Holds 5,000 bushels.

**Five Government Bins:** These bins each hold approximately 3,250 bushels. The grain bins are reserved until August 1, 2018.

## Shared Well/Electricity

The Sellers are reserving minimal use of water and electricity to the cattle water hydrant and outlet on the south side of the road. The Seller will pay the property owner \$360 a year for this use. Contact the listing agent for full details.

## Fence

The boundary fence will be maintained by the Owner of Lot 1.

## Comments

This is a well-maintained acreage located just southeast of Mount Vernon with a nice house and outbuildings. This is ideal for anyone wanting to live in the country and have livestock or a place for storage.

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## Photos



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