



## 41 Acres m/l, Linn County, IA Holub Property

Attractive Building Site on Hard Surface Road East of Central City, Iowa

### Property Information

#### Location

From Central City: 3 ¾ miles east on Sawyer Road. Farm is located on the south side of the road.

#### Legal Description

Parcel B, Plat of Survey No. 2156 located in that part of the SE ½ of the NE ¼ of Section 5, Township 85 North, Range 5 West of the 5th P.M., Linn County, Iowa.

#### Price & Terms

##### Price Reduced!

- ~~\$252,150~~ \$231,650
- ~~\$6,402/acre~~ \$5,650/acre
- 5% down upon acceptance of offer; balance due in cash at closing.

#### Possession

Negotiable.

### Real Estate Tax

Net Taxable Acres: 40.78

*All timber is enrolled in the Forest Reserve Program.*

### Land Description

Rolling to moderately sloping. Numerous varieties of mature oak, hickory, walnut and other hardwoods.

### Solid Waste

There is some old junk and metal located in the southeast corner of the farm.

### CNR Zoning

A portion of this farm is zoned Critical Natural Resources (CNR). If buyers are wanting to build a house, they will need to work with the Linn County Planning and Development office to determine the exact location to build.

### Comments

This is a rare opportunity to purchase an attractive building site in Linn County along a hard surface road. This parcel overlooks Buffalo Creek and has an abundance of bluff rock. It includes deer, turkey and other wildlife in and around this area.

*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.*

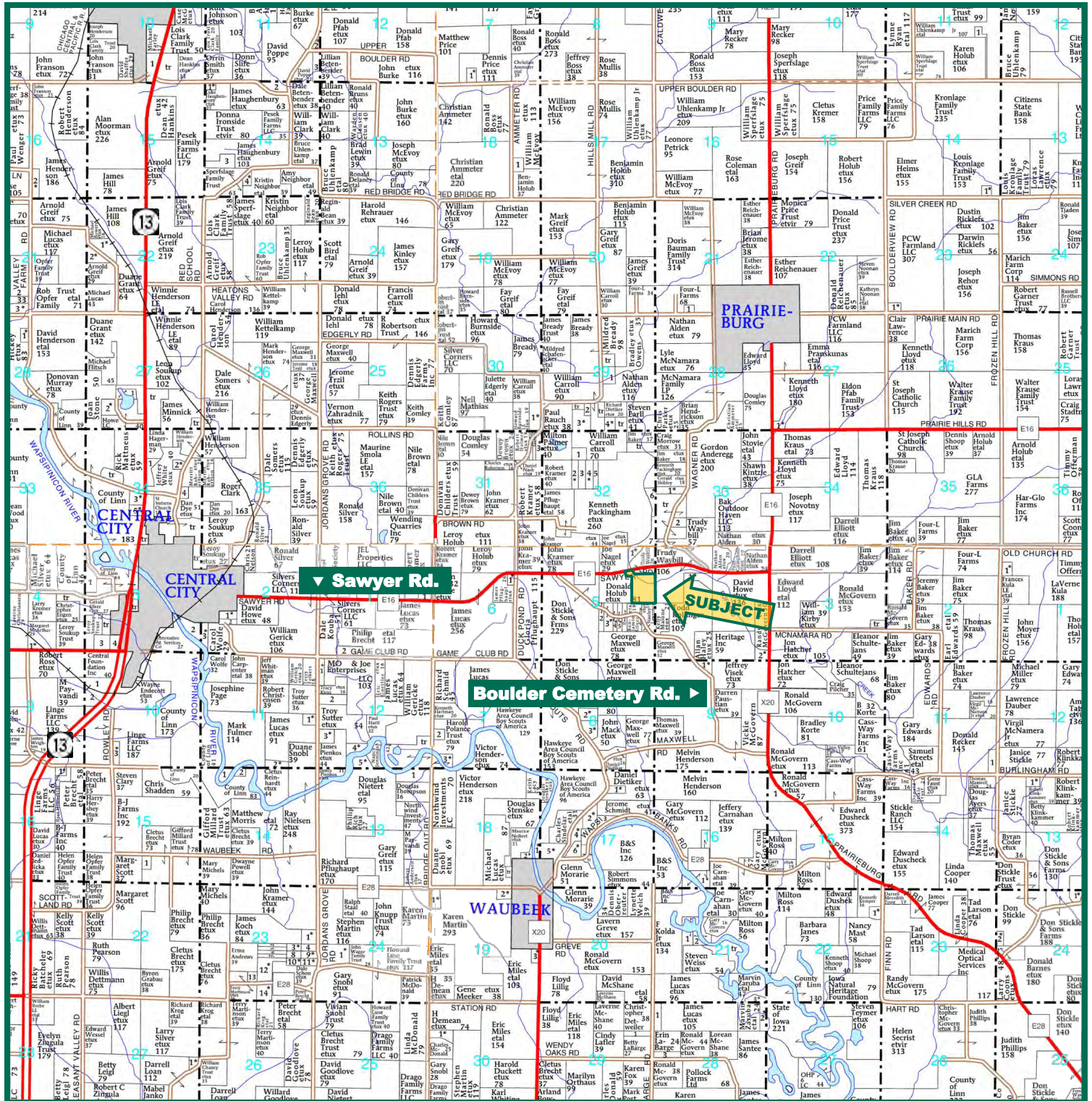
Troy R. Louwagie, ALC  
Licensed in IA & IL  
TroyL@Hertz.ag

319-895-8858  
102 Palisades Road & Hwy. 1, PO Box 50  
Mount Vernon, IA 52314  
[www.Hertz.ag](http://www.Hertz.ag)

Troy E. Vincent, CCA  
Licensed in IA  
TroyV@Hertz.ag



# Plat Map



Map reproduced with permission of Farm & Home Publishers, Ltd.

Troy R. Louwagie, ALC  
Licensed in IA & IL  
TroyL@Hertz.ag

319-895-8858  
102 Palisades Road & Hwy. 1, PO Box 50  
Mount Vernon, IA 52314  
[www.Hertz.ag](http://www.Hertz.ag)

Troy E. Vincent, CCA  
Licensed in IA  
TroyV@Hertz.ag



## Aerial Photo



**Troy R. Louwagie, ALC**  
Licensed in IA & IL  
[TroyL@Hertz.ag](mailto:TroyL@Hertz.ag)

**319-895-8858**  
102 Palisades Road & Hwy. 1, PO Box 50  
Mount Vernon, IA 52314  
[www.Hertz.ag](http://www.Hertz.ag)

**Troy E. Vincent, CCA**  
Licensed in IA  
[TroyV@Hertz.ag](mailto:TroyV@Hertz.ag)



**Photos:** 41 Acres m/l, Linn County, IA



**Troy R. Louwagie, ALC**  
Licensed in IA & IL  
[TroyL@Hertz.ag](mailto:TroyL@Hertz.ag)

**319-895-8858**  
102 Palisades Road & Hwy. 1, PO Box 50  
Mount Vernon, IA 52314  
[www.Hertz.ag](http://www.Hertz.ag)

**Troy E. Vincent, CCA**  
Licensed in IA  
[TroyV@Hertz.ag](mailto:TroyV@Hertz.ag)