

Acreage For Sale

ACREAGE:

**House, Buildings
and 30 Acres, m/l**

LOCATION:

Linn County, IA



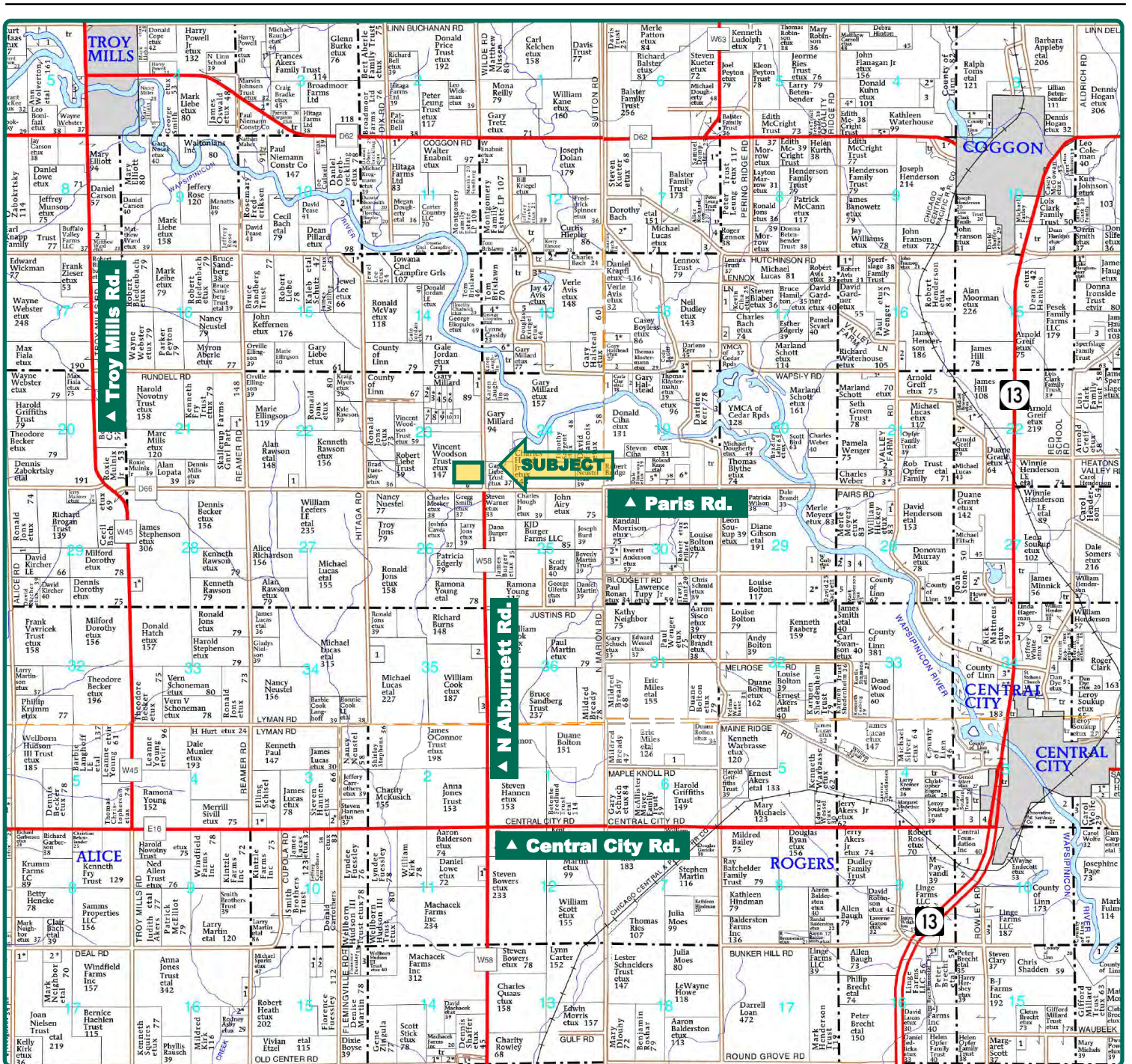
Property *Key Features*

- Well-cared-for ranch home with nice outbuildings, pasture, cropland and creek
- Attractive Linn County acreage
- 5220 N. Alburnett Rd., Central City, IA 52214

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

319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag

Calvin J. McBride
Licensed in IA
CalvinM@Hertz.ag



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Total Acres:	30.00
Crop Acres:	9.30*
Soil Productivity:	39.0 CSR2
Bedrooms:	4
Bathrooms:	3
Total Finished SF:	3,054
Address:	
5220 N. Alburnett Road	
Central City, IA 52214	

Property Information

House, Buildings and 30 Acres, m/l

Location

From Marion: Intersection of Hwy 13 & Hwy 151 - 11 miles north on Highway 13 to Central City. 4 miles west on Central City Road and 3 miles north on N Alburnett Road.

Legal Description

The North 30 acres of the SE¼ of the SE¼ of Section 23, Township 86 North, Range 7 West of the 5th P.M., Linn County, Iowa.

Price

- \$425,000

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2017 - 2018: \$3,384
Net Taxable Acres: 29.23

House

This attractive 4-bedroom home was built in 1991. It consists of 1,854 finished square feet on the main level, with an additional 1,200 finished square feet on the lower level. There are 2 bathrooms up and 1 bathroom down. This home has all new windows and siding that were installed in the fall of 2016. The home includes a wood burning stove and newer geothermal unit. There is solid oak woodwork throughout with a walkout basement and a two-stall attached garage.

Main Level

Living Room: 17' x 20' - includes wood burning fireplace and two ceiling fans, carpet flooring.

Dining Room: 12' x 16' - wood burning fireplace, ceiling fan, hardwood oak floors.

Kitchen: 13' x 14' - solid oak cabinets, Maytag refrigerator, Whirlpool cooktop, Kenmore oven, and Whirlpool dishwasher, hardwood floors.

Master Bedroom: 13' 6" x 17' 6" - ceiling fan, carpet floor.

Master Bath: 8' x 10' 6" - double sink, tub-shower, stool, oak cabinets, vinyl floor.

Walk-in Closet: 6' x 10' 6" - carpet flooring.

Bathroom: 5' x 8' - sink, tub-shower, stool, vinyl floor.

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North Bedroom: 10' 5" x 13' - ceiling fan, carpet floor.

Central Bedroom: 10' 5" x 13' - ceiling fan, carpet floor.

Office/Mudroom: 8' x 11' - vinyl floor.

Lower Level

Family Room: 21' x 27' - built-in wet bar with Kenmore refrigerator, wood burning fireplace, carpet flooring.

Bathroom: 5' x 11' - sink, tub-shower, stool, vinyl floor.

Bedroom: 14' 6" x 18' - ceiling fan, closet, carpet floor.

Bedroom: 14' 6" x 15' - ceiling fan, concrete floor. There is a small leak in the foundation in this room.

Garage

23' x 28' - Two overhead doors.

Water & Well Information

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

Septic System

There is a 1,250 gallon septic tank located southeast of the house. This septic system was pumped and inspected by Roto-Rooter on October 20, 2017.

Outbuildings

Machine Shed: 40' x 60' - 14' side walls, all concrete floor.

Cattle Shed: There is a small open front cattle shed that is ideally set up for show calves with a wash bay and tag room.

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Living Room



Dining Room



Kitchen



Kitchen



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Staircase



Bedroom



Family Room



Family Room



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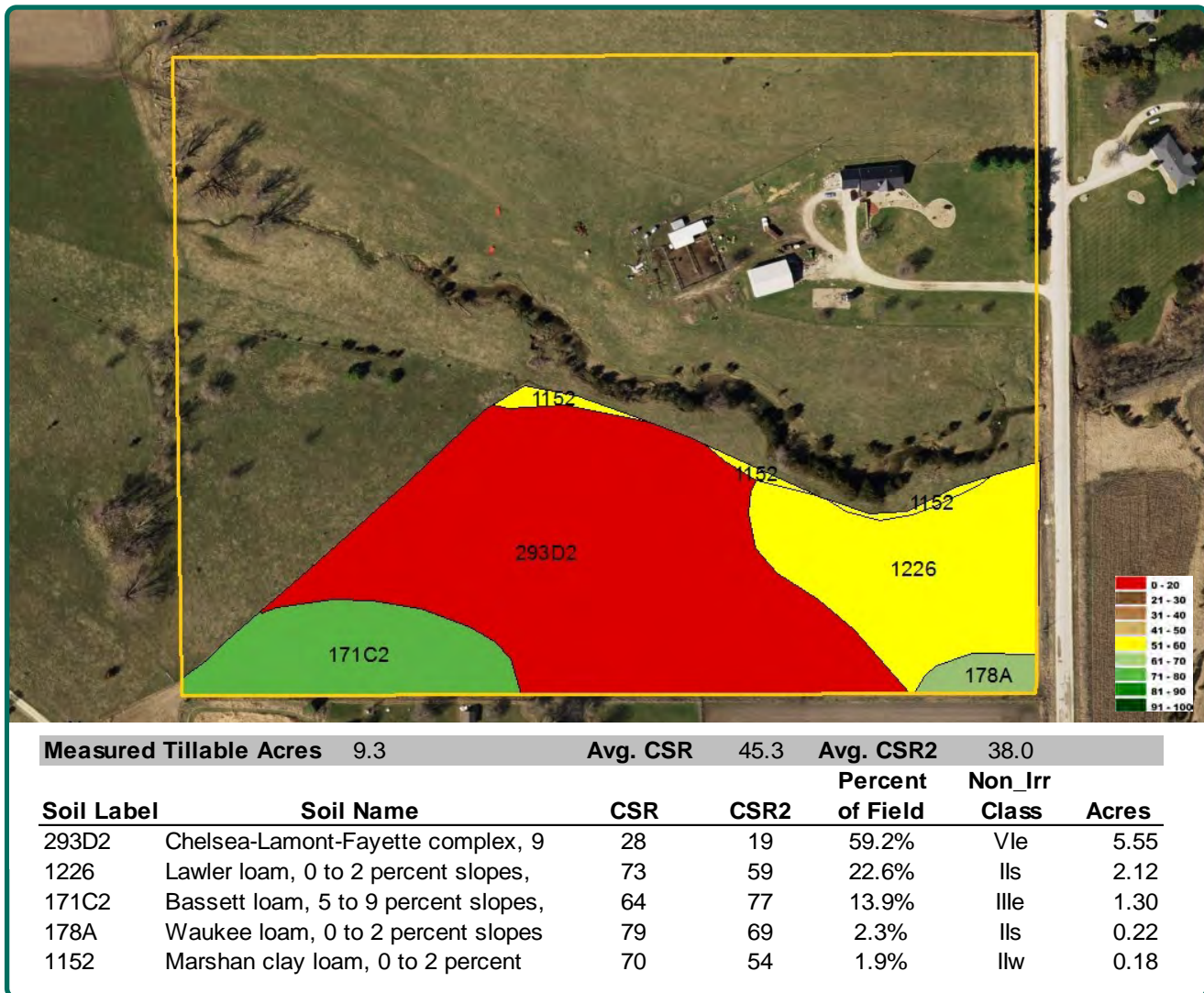
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FSA Data - Estimated

Part of Farm Number 5362, Tract 9377

Crop Acres: 9.3*

*The local FSA office will determine final Acres and Bases.

Soil Types/Productivity

Primary soils are Chelsea-Lamont-Fayette, Lawler and Bassett. CSR2 on the estimated FSA crop acres is 38.0 per 2018 AgriData, Inc. See soil map for detail.

Land Description

Gently rolling.

Comments

This beautiful property is located west of Central City, just off a hard surface road. This would be ideal for anyone wanting to live in the country and wanting to have a small farm. The outbuildings would work well for storage or livestock.

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, unless otherwise stated. All property boundaries are approximate.

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