

# Lots For Sale

**ACREAGE:**

**25 Acres, m/l**  
In 2 parcels

**LOCATION:**

**Linn County, IA**



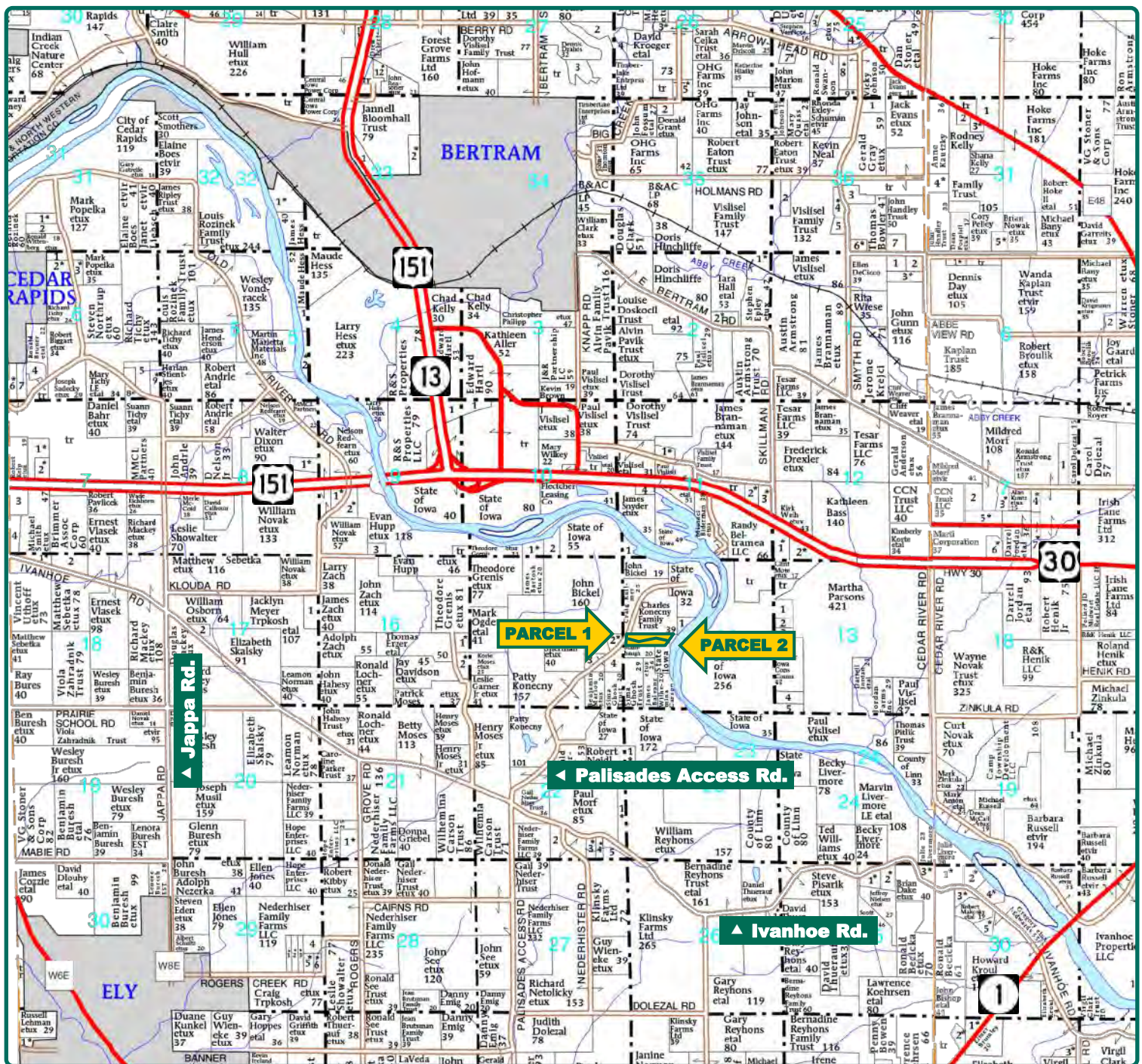
## Property *Key Features*

- Attractive Linn County Building Sites
- Cedar River Frontage!
- Beautiful Rock Bluffs and Mature Trees

**Troy R. Louwagie, ALC**  
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## **Parcel 1** **Property Information** **12.5 Acres, m/l**

### **Location**

From Cedar Rapids - Intersection of I-380 and Hwy 30: 5 miles east on Highway 30, ¾ mile south on Jappa Road, 2⅓ miles southeast on Ivanhoe Road and 1½ miles north on Palisades Access Road.

### **Site Address**

687 Palisades Access Road  
Ely, IA 52227

### **Legal Description**

That part of the NE¼ of the SE¼ of Section 14, Township 82 North, Range 6 West of the 5<sup>th</sup> P.M., Linn County, Iowa, (Exact legal description will be determined by a survey).

### **Price**

- \$312,500

### **Possession**

Negotiable.

### **Real Estate Tax—Estimated**

Taxes Payable 2017 - 2018: \$250.00\*

Net Taxable Acres: 12.5\*

Tax per Net Taxable Acre: \$20.00

*\*Taxes are estimated pending survey of property.*

### **Land Description**

Rolling.

### **Solid Waste**

There is some older junk and metal located on the north central part of the property.

### **Comments**

This is one of the nicest building sites in rural Linn County. Includes Cedar River frontage across from Palisades State Park. There is an abundance of mature timber with rock bluffs. There is a nice ridge that would make an attractive building site.

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## Parcel 2 Property Information 12.5 Acres, m/l

### Location

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### Site Address

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Ely, IA 52227

### Legal Description

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### Price

- \$312,500

### Possession

Negotiable.

### Real Estate Tax—Estimated

Taxes Payable 2017 - 2018: \$250.00\*

Net Taxable Acres: 12.5\*

Tax per Net Taxable Acre: \$20.00

*\*Taxes are estimated pending survey of property.*

### Land Description

Rolling.

### Cabin

There is a small cabin that was built around 1865. This cabin has power, but does not have running water.

### Solid Waste

There is some older junk and metal located behind the cabin.

### Comments

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