



Land For Sale

ACREAGE:

LOCATION:

37.54 Acres, m/l

Linn County, IA



Property *Key Features*

- Amazing Recreational Opportunities
- 12 Acre Pond
- Beautiful Views Everywhere You Look

John Tuthill

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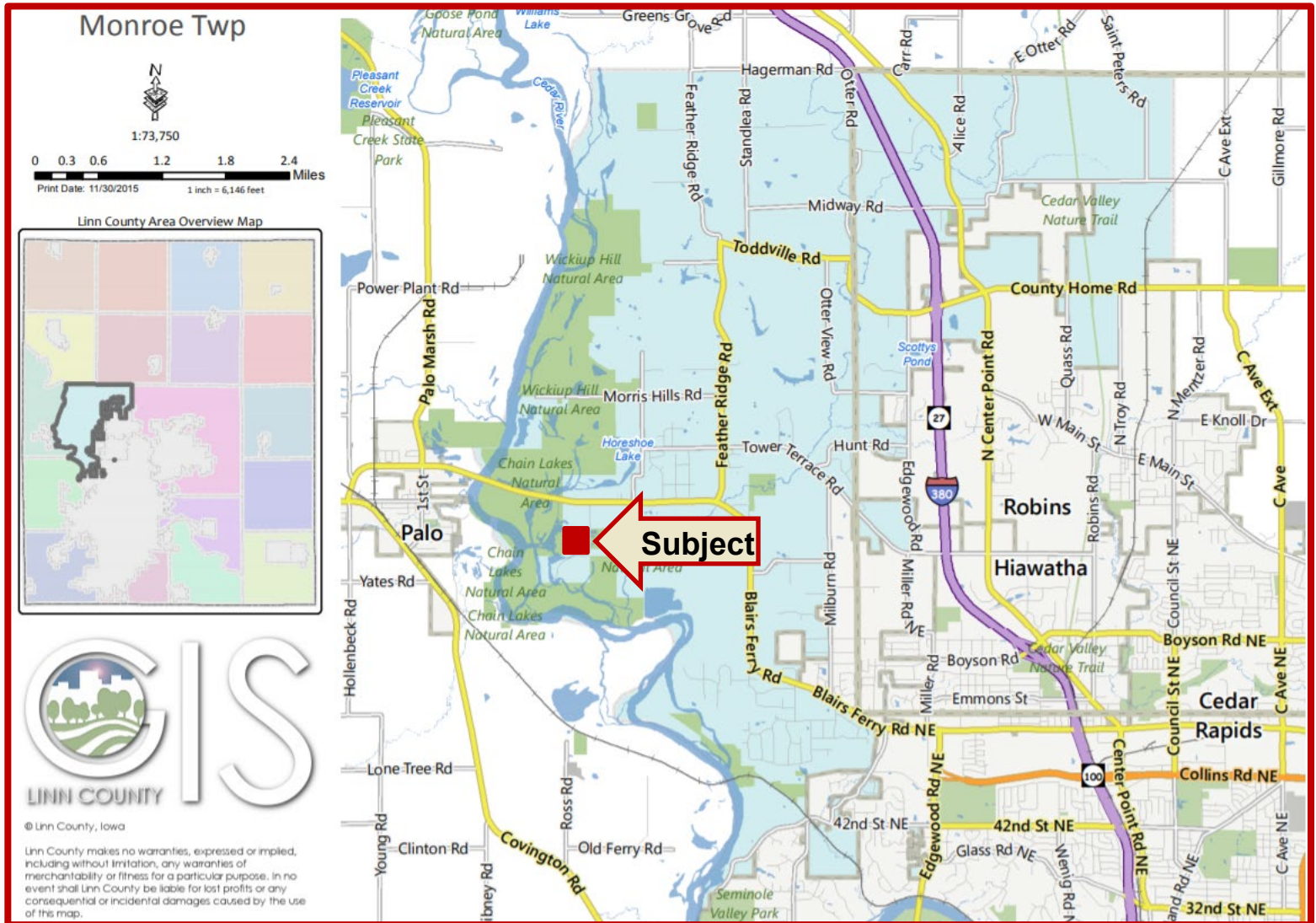
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**Property Information****37.54 Acres, m/l****Location**

From I-380: Take exit 24B toward Blairs Ferry Rd NE. Turn left onto Blairs Ferry Rd NE. Continue for 6 miles. Turn left onto Chain Lakes Rd. The property will be on your right.

Legal Description

SE NW-EX S 8RDS W 20 RDS E
40RDS & EX W594.82' S520' SEC 27
TWP 84 R 8

Real Estate Tax—Estimated

Taxes Payable 2018 - 2019: \$4.00
Net Taxable Acres: 37.54
Tax per Net Taxable Acre: \$0.11

Approximate Address

8278 Chain Lakes Rd, Cedar Rapids, IA

Price & Terms

- \$187,700
- \$5,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing
- Closing on or before 11/30/19

Possession

At closing

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Tree Types/Productivity

Predominantly silver maple.

Land Description

Beautiful piece of land. Ideal wildlife habitat. Conveniently located near Cedar Rapids.

Comments

This Linn County property consists of 37.54 total acres. A very productive fishing pond comprises 12 of those acres. Recreational opportunities abound with this property. Rare to find this secluded of a recreational property so conveniently close to the metro area.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Wendling Quarries Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate.

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