

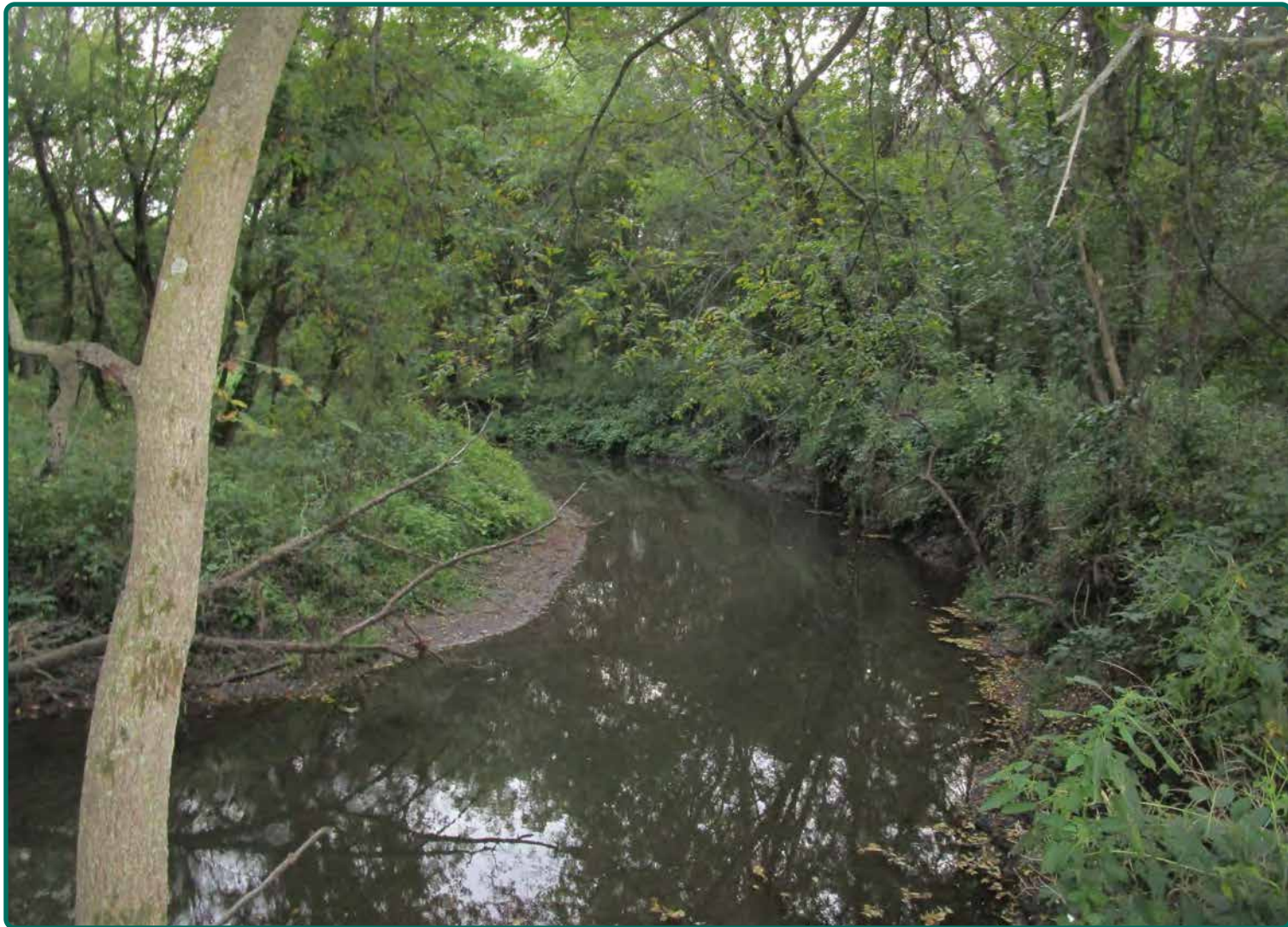
Land For Sale

ACREAGE:

63 Acres, m/l

LOCATION:

Linn County, IA

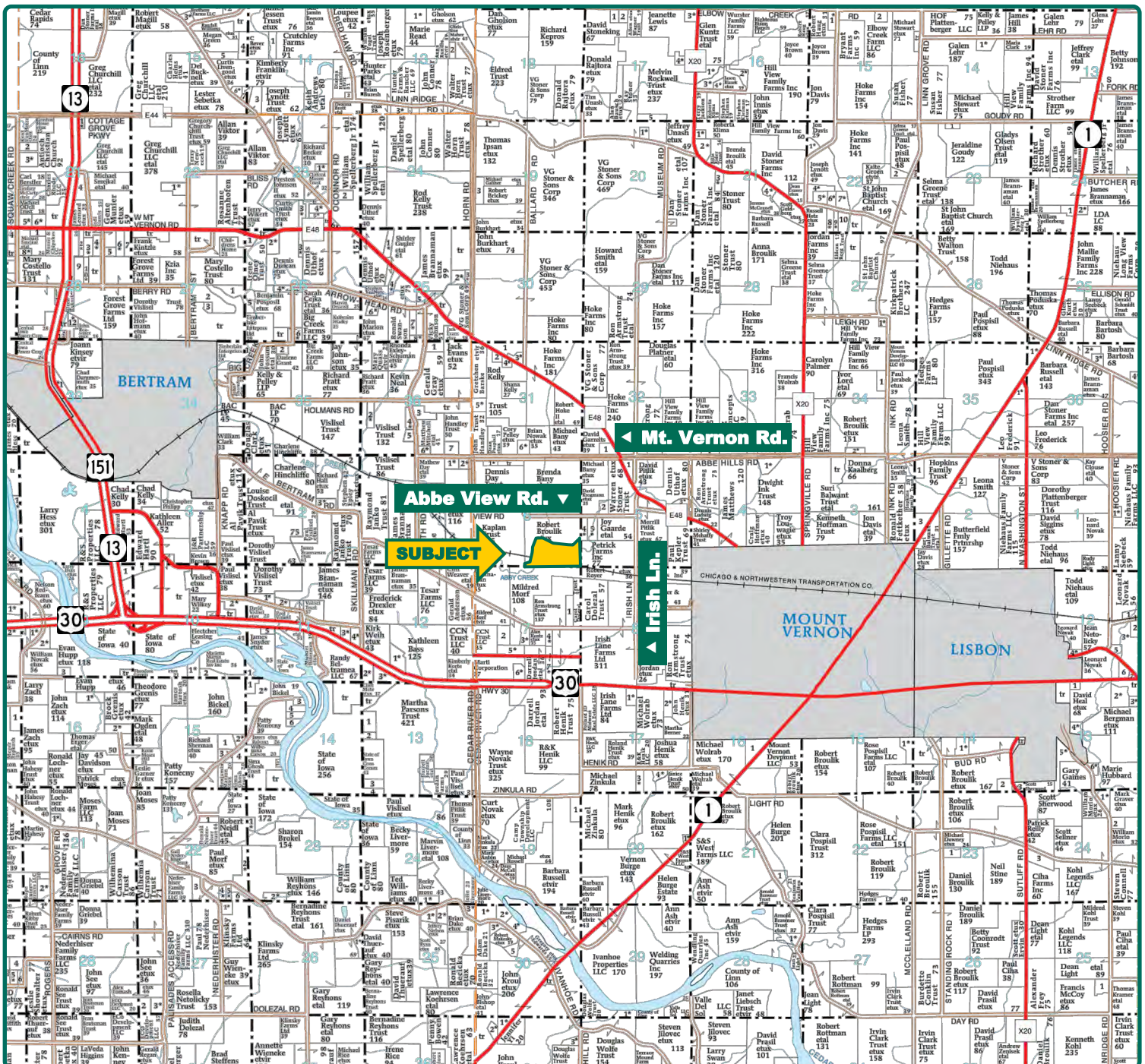


Property *Key Features*

- **Attractive Wooded Recreational Property**
- **Excellent Deer and Turkey Hunting**
- **Located Just Minutes from Cedar Rapids**

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

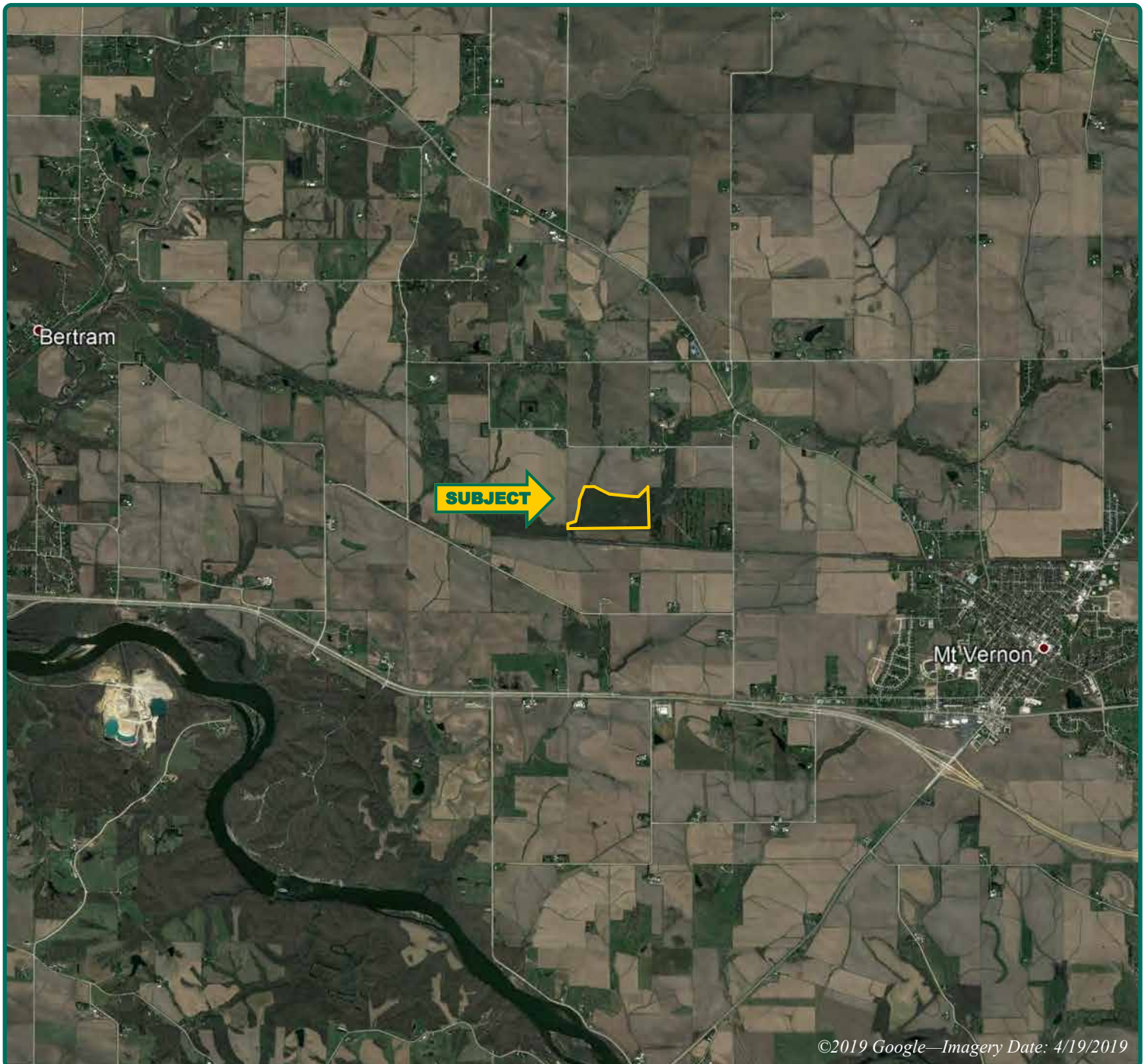
319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag



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Forest Reserve Acres: **63.0**

Property Information

63 Acres, m/l

Location

From Mt. Vernon: 1 mile north on Mt. Vernon Road, ¼ mile south on Irish Lane, ¾ mile west on Abbe View Road. The property is located on the south side of the road via easement.

From Cedar Rapids- Intersection of Hwy 13 and Hwy 30: 4½ miles east on Highway 30, 1½ miles north on Irish Lane and ¾ mile west on Abbe View Road.

Legal Description

That part of the S½ of the SE¼ of Section 6, Township 82 North, Range 5 West of the 5th P.M., Linn County, Iowa. The exact legal description and acres will be determined by a survey.

Price & Terms

- \$299,250
- \$4,750/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable

Real Estate Tax

All 63.0 acres are currently enrolled in the Forest Reserve Program and are not being taxed.

Land Description

Level.

Easement

A 20' ingress/egress easement will be located along the east side of the creek providing access from Abbe View Road.

Comments

This is one of the nicest recreational farms in Linn County. The entire property is wooded and Abbe Creek runs through this property.

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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