

# Land For Sale

**ACREAGE:**

**40.00 Acres, m/l**

**LOCATION:**

**Linn County, IA**



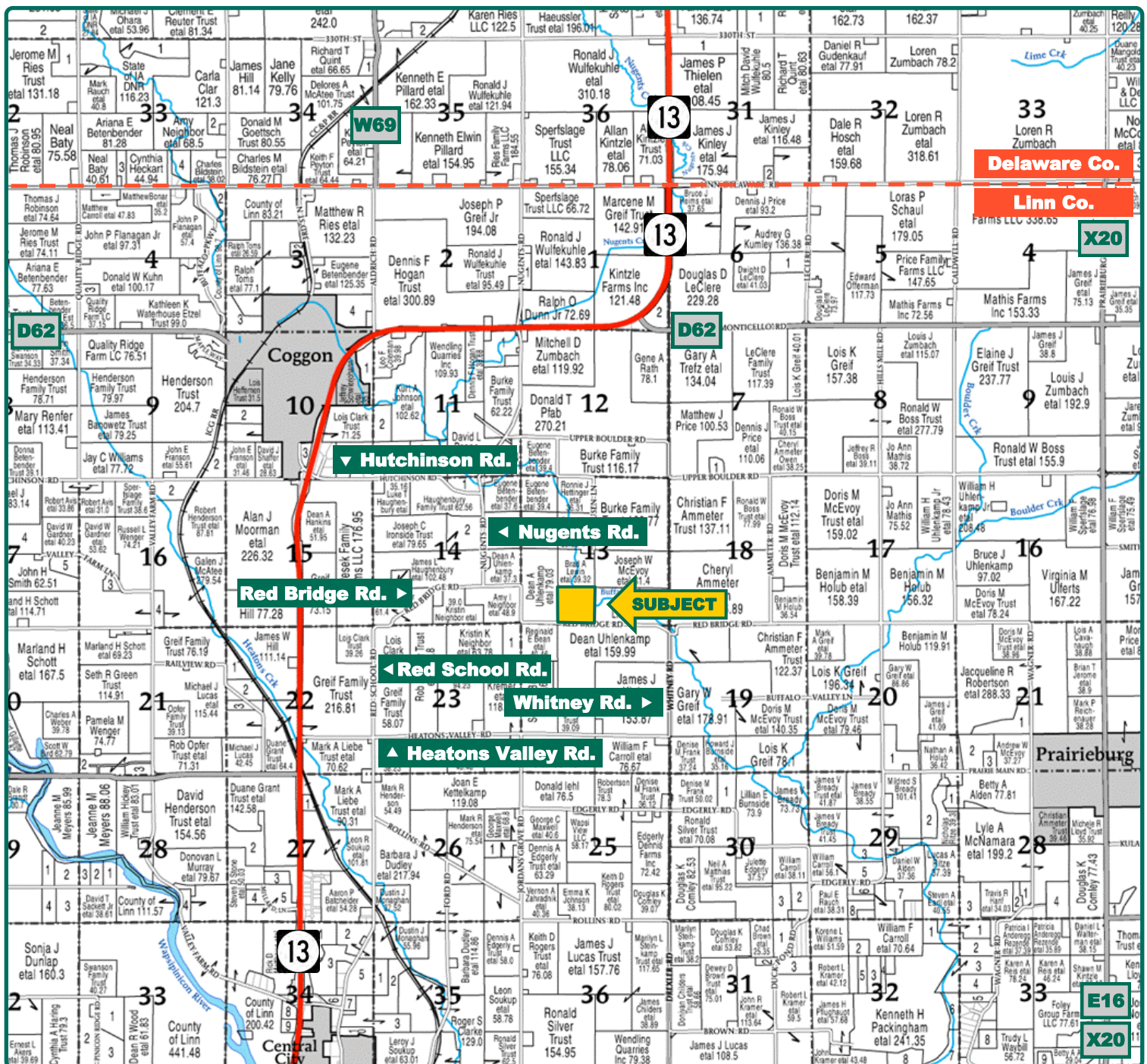
## **Property** *Key Features*

- Located 4 Miles Northeast of Central City, Iowa
- Wooded Property with Meandering Creek Offers Recreational Opportunities
- Attractive Potential Building Site

**Troy Louwagie, ALC**  
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**Forest Reserve Acres: 39.25**

## Property Information

**40.00 Acres, m/l**

### Location

**From Central City:** 2 miles north on Hwy 13, ½ mile east on Heaton's Valley Rd., ¼ mile north on Red School Rd. and 1½ miles east on Red Bridge Rd. The property is on the north side of the road.

### Legal Description

The E½ of the S½ of the SW¼ of Section 13, Township 86 North, Range 6 West of the 5th P.M., Linn County, Iowa.

### Price & Terms

- \$390,000.00
- \$9,750/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

Negotiable.

### Real Estate Tax

Taxes Payable 2023 - 2024: \$0.00\*  
Gross Acres: 40.00  
Exempt Road ROW Acres: 0.75  
Exempt Forest Reserve Acres: 39.25  
Net Taxable Acres: 0.00  
Tax Parcel ID #: 021337600100000  
*\*All Acres are exempt from Real Estate Taxes.*

### Land Description

Topography is gently rolling to rolling.

### Drainage

Drainage is natural.

### Buildings/Improvements

None.

### Water & Well Information

None.

### Marketable Timber

Approximately 10,000 walnut trees were planted on this farm in 1974. A recent appraisal reported a harvest value of \$66,500 for the current timber. This value will continue to increase as the trees mature and the stand is managed. Contact the listing agent for a copy of the timber appraisal.

### Comments

This is a one-of-a-kind property located in northeast Linn County adjoining Rehauer Natural Area. Buffalo Creek crosses through the northeast corner of the farm, and a small, bubbling creek passes through the southern portion. This would make an attractive building site with income and recreational opportunities.

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*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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