

Acresage For Sale

ACREAGE:

5.19 Acres, m/l

LOCATION:

Linn County, IA



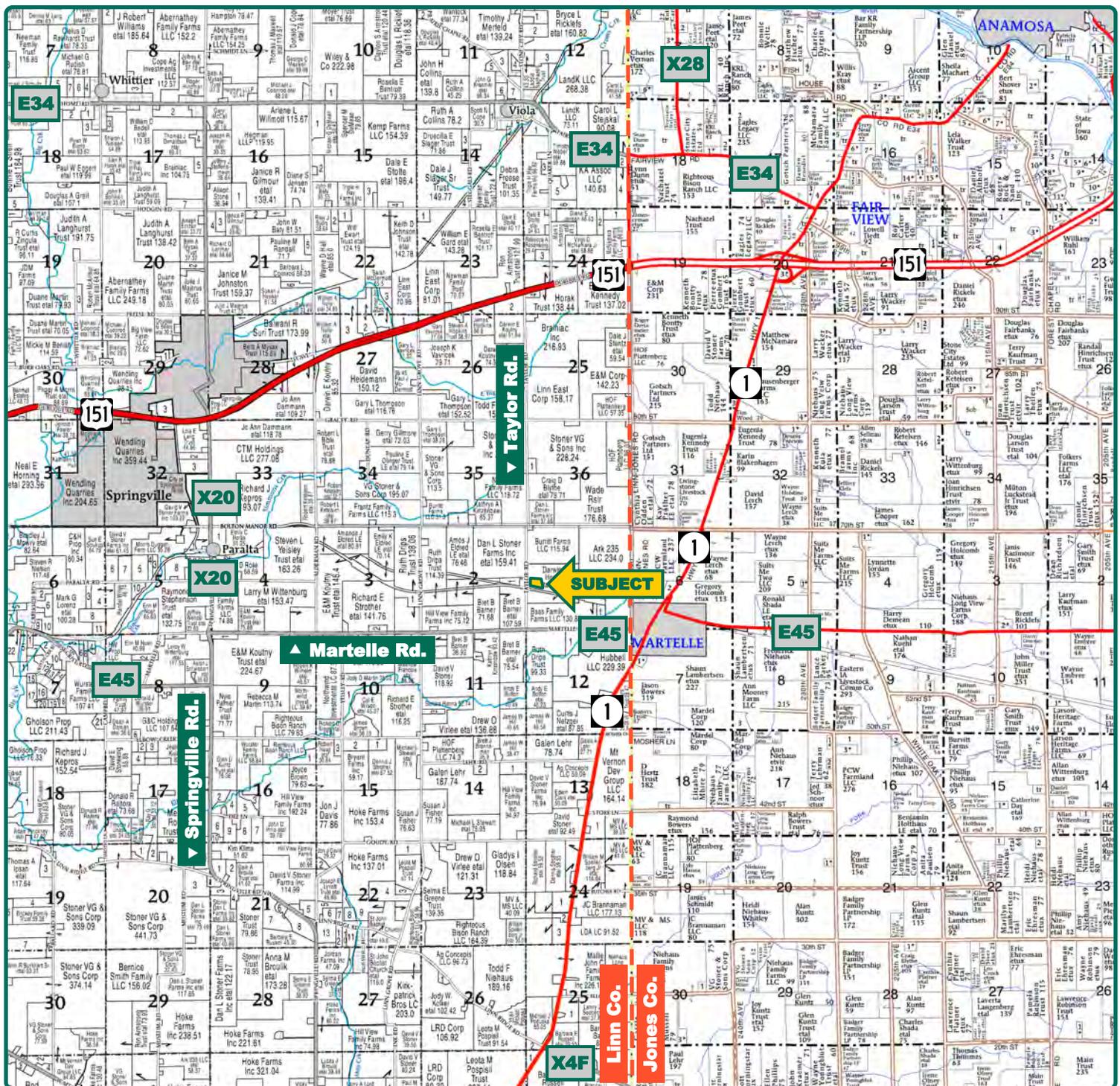
Property Key Features

- Located 1 Mile Northwest of Martelle, Iowa
- 3-Bedroom, 1-Bathroom Ranch-Style Home with Attached Garage
- Insulated/Heated Shop, 2 Steel Utility Barns & Poultry House

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Total Living SF:	1,552
Bedrooms:	3
Bathrooms:	1
Year Built:	1976
ADDRESS:	
2285 Taylor Road	
Springville, IA 52336-9752	

Property Information

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Location

From Martelle: 1 mile west on Martelle Rd. and ½ mile north on Taylor Rd. The farm is on the right side of the road.

From Springville—Intersection of US-151 & Springville Rd.: 2 miles south on Springville Rd., 3 miles east on Martelle Rd. and ½ mile north on Taylor Rd.

Legal Description

Lot 1, Hopper's First Addition to Linn County, Iowa, as part of the NW¼ of the SW¼ of Section 1, Township 83 North, Range 5 West of the 5th P.M., Linn County, Iowa. Final abstract to govern legal description.

Price & Terms

PRICE REDUCED!

- \$449,000.00 \$419,500.00

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2024 - 2025: \$2,608.00

Gross Acres: 5.19

Net Taxable Acres: 5.19

Tax Parcel ID #: 16013-26004-00000

School District

Anamosa Community School District

House

This ranch home, built in 1976, offers 1,552 square feet of finished living space and an attached one-stall garage. A steel roof was added in 2020. The main level

features a living room, eat-in kitchen, three bedrooms, full bathroom and laundry room. A four-season room was added in 2017. The unfinished basement includes a limestone-surround fireplace. All appliances are included with the sale of the property.

Buildings

A 1,200-square-foot (30' x 40') insulated and heated shop was built in 2013. This building features a remote-controlled overhead door and a 280-square-foot roof canopy on each side. A 32' x 56' post-frame steel utility building was constructed in 2021, which includes both a remote-controlled overhead door and steel sliding doors. The third steel utility building, measuring 40' x 44', was built in 1950. Additionally, there is an older poultry house on the property.

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Land Description

The topography is level to gently rolling.

Drainage

Drainage is natural.

Water & Well Information

There is a 120-foot-deep well situated south of the east steel utility building. The well underwent an inspection and treatment in May of 2023.

Septic System

A new septic system was installed west of the house in October of 2023.

LP Tank

There is a 1,000-gallon LP tank for the house and a 500-gallon tank for the shop. Both tanks are owned by the Sellers and will be included in the sale of the property. Buyer to reimburse Seller for remaining LP at time of closing.

Comments

This 5.19-acre property, along with its attractive ranch home and four outbuildings, sits just northwest of Martelle. The heated shop and well-maintained buildings are ideal for storage or livestock use.

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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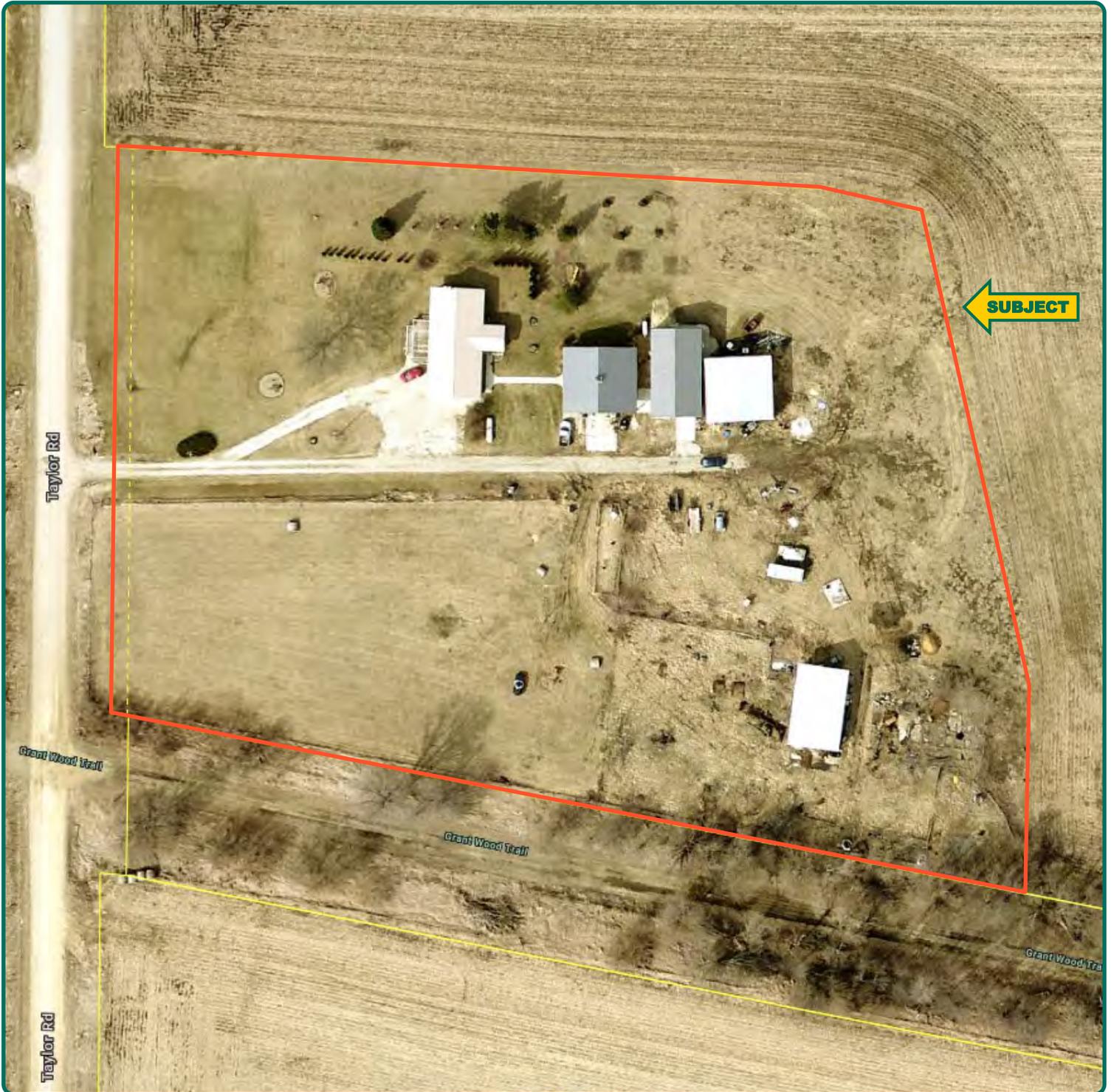
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Northeast Corner Looking Southwest



Northwest Corner Looking Southeast



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East Side Looking West



Southeast Looking Northwest



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South Looking North



Interior of Shop



West Side of Shop



Utility Buildings



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Kitchen



Living Room



Four-Season Room



Laundry Room



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