



**We are Pleased to  
Present for Sale  
12.4 Acre Building Lot  
Linn County, Iowa**



**Boy Scouts Road, Central City, Iowa 52214  
\$109,500**

**OWNER:** George Maxwell and Tom Maxwell.

**LOCATION:** From Waubeek: 1 ½ miles north on Boy Scouts Road.

**ADDRESS:** Boy Scouts Road, Central City, Iowa 52214.

**LEGAL DESCRIPTION:** To be known as Lot 2, Scout's View 1<sup>st</sup> Addition to Linn County, Iowa.

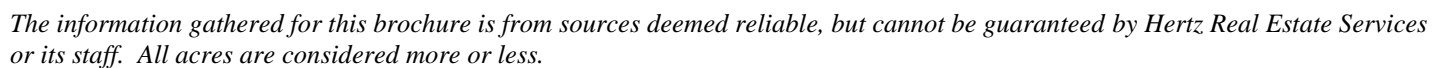
**PRICE & TERMS:** \$109,500.00.

**POSSESSION:** Negotiable.

*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.*

<b>TAXES:</b>	To be determined.
<b>SCHOOL DISTRICT:</b>	Central City Community School District.
<b>PROPERTY DESCRIPTION:</b>	These 12.4 acres are located 1 ½ miles north of Waubeek on a hard surface road. It consists of many mature oak trees and some open cropland. This property offers some of the best deer hunting in Linn County. Linn County will allow one single family home to be constructed on this property.
<b>CRITICAL NATURAL RESOURCE:</b>	This property is currently zoned as Critical Natural Resource (CNR). All Buyers are encouraged to visit with the Linn County Planning and Development to make themselves aware of this zoning. Linn County will allow one single family home to be constructed on this lot. They will require the house to be set back from any steep slopes.
<b>ADJOINING LAND OFFERED FOR SALE:</b>	There is a 10.3 acre lot located north of this property that is also listed for sale at \$109,500.
<b>BROKER'S COMMENTS:</b>	This is rare opportunity to purchase an attractive building site in rural Linn County on a hard surface road! It includes a mixture of mature oak trees and open cropland. Build your dream home on this attractive rural lot.







Aerial Map



Assessor's Map

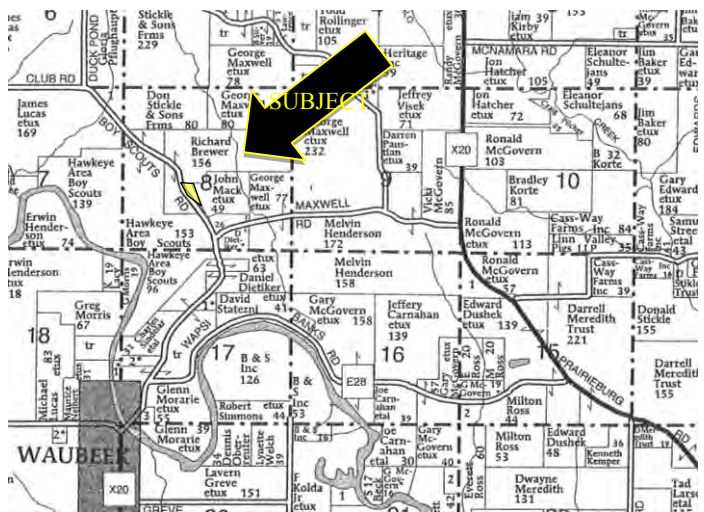


Map

Measured Tillable Acres	2.7	Average CSR	50.1	Soybean	
Soil Label	Soil Name	CSR	Corn Yield	Yield	Acres
163C2	Fayette silt loam, 5 to 9 percent	68	176	48	1.60
163D2	Fayette silt loam, 9 to 14 percent	58	162	44	0.03
293D2	Chelsea-Lamont-Fayette comple	28	122	33	0.72
293F	Chelsea-Lamont-Fayette comple	10	98	26	0.32



Plat Map



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WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

FOR MORE INFORMATION EMAIL: [TLOUWAGIE@MTV.HFMGT.COM](mailto:TLOUWAGIE@MTV.HFMGT.COM)

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