

**We are Pleased to
Present for Sale
Cabin, Garage and Storage Shed
Linn County, Iowa**



**939 Ivanhoe Circle, Mt. Vernon, IA 52314
\$29,900.00**

- LOCATION:** From Mt. Vernon: 3 miles south on Highway 1, left on Cedar River Road. Cedar River Road turns into Ivanhoe Circle. Drive into private cabin area and watch for signs.
- LEGAL DESCRIPTION:** Lot 42, located in that part of Government Lot 3 in Section 29, Township 85 North, Range 5 West, Linn County, Iowa.
- PRICE & TERMS:** \$29,900.00.
- POSSESSION:** Negotiable.
- TAXES:** 2009–2010 – payable – 2010–2011 - \$398.00.
- CABIN:** Attractive cabin located just off the Cedar River in a timbered setting. The cabin was recently remodeled.
- Kitchen:** 11' 6" x 15' 6"; Cabinets; Sink; Bar area; Refrigerator; Laminate flooring.
- Living Room:** 14' 6" x 24'; Wood-burning stove; Heating and air conditioning unit; Carpet flooring.
- Bedroom:** 9' 10" x 10'; Carpet flooring.
- Bathroom:** 4' 5" x 9' 10"; Shower; Sink; Stool; Vinyl flooring.
- Storage Area:** 12' x 12'; Unfinished.
- DETACHED GARAGE:** 10' x 12'; Attached lean-to.

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.

-010-1144

WELL:

Sand-point well located on the south side of the cabin.

SEPTIC SYTEM:

Located south and west of the cabin.

GENERAL COMMENTS:

This cabin is on leased land. You are purchasing the cabin, storage shed, and garage and will pay an annual lease payment of \$560 per year. This property can be used for recreational use only. Contact the listing agent for a copy of the rental agreement.

BROKER'S COMMENTS:

This is a rare opportunity to purchase an attractive cabin just off of the Cedar River south of Mt. Vernon. This property has had many updates and is ideal for anyone who enjoys getting away and sitting around the campfire. You will have access to the river for fishing or boating.

**WE ARE PLEASED TO OFFER THESE SERVICES**

APPRAISALS ✱ REAL ESTATE SALES ✱ FARM MANAGEMENT

FOR MORE INFORMATION EMAIL: TLOUWAGIE@MTV.HFMGT.COM

102 PALISADES ROAD ✱ MT. VERNON IA ✱ 52314 ✱ PHONE: 319-895-8858 ✱ WWW.HFMGT.COM