



## 3.3 Acres m/l, Linn County, IA Kendall Property

**Attractive Wooded Building Site Southeast of Cedar Rapids**

### Property Information

#### Location

**From the Intersection of Hwy 30 and Hwy 13:** West one mile, turn south onto Old River Road, turn east onto Marietta Road. Property is located ½ mile east on Marietta Road.

#### Legal Description

That part of Gov Lot 4 DESC V1668 P221 - Ex 260.84', Section 9, Township 82 North, Range 6 West of the 5<sup>th</sup> P.M., Linn County, Iowa.

#### Price & Terms

- \$89,500
- 5% down upon acceptance of offer; balance due in cash at closing.

#### Possession

Negotiable.

### Real Estate Tax

Taxes Payable 2017 - 2018: \$640.00  
Net Taxable Acres: 3.3

### Land Description

Rolling mature timber overlooking the Cedar River.

### Zoning

The majority of this lot is zoned Critical Natural Resource (CNR). This zoning is to help protect steep slopes along the river. Buyers will need to visit with Linn County Planning and Development to determine exactly where they can build.

### Shared Private Lane

The gravel road along the south is a private lane and maintenance is shared by five property owners.

### Comments

This is a rare opportunity to purchase an attractive building site just minutes from downtown Cedar Rapids. It includes a mixture of mature upland timber with various hardwoods. Build your dream home overlooking the Cedar River.

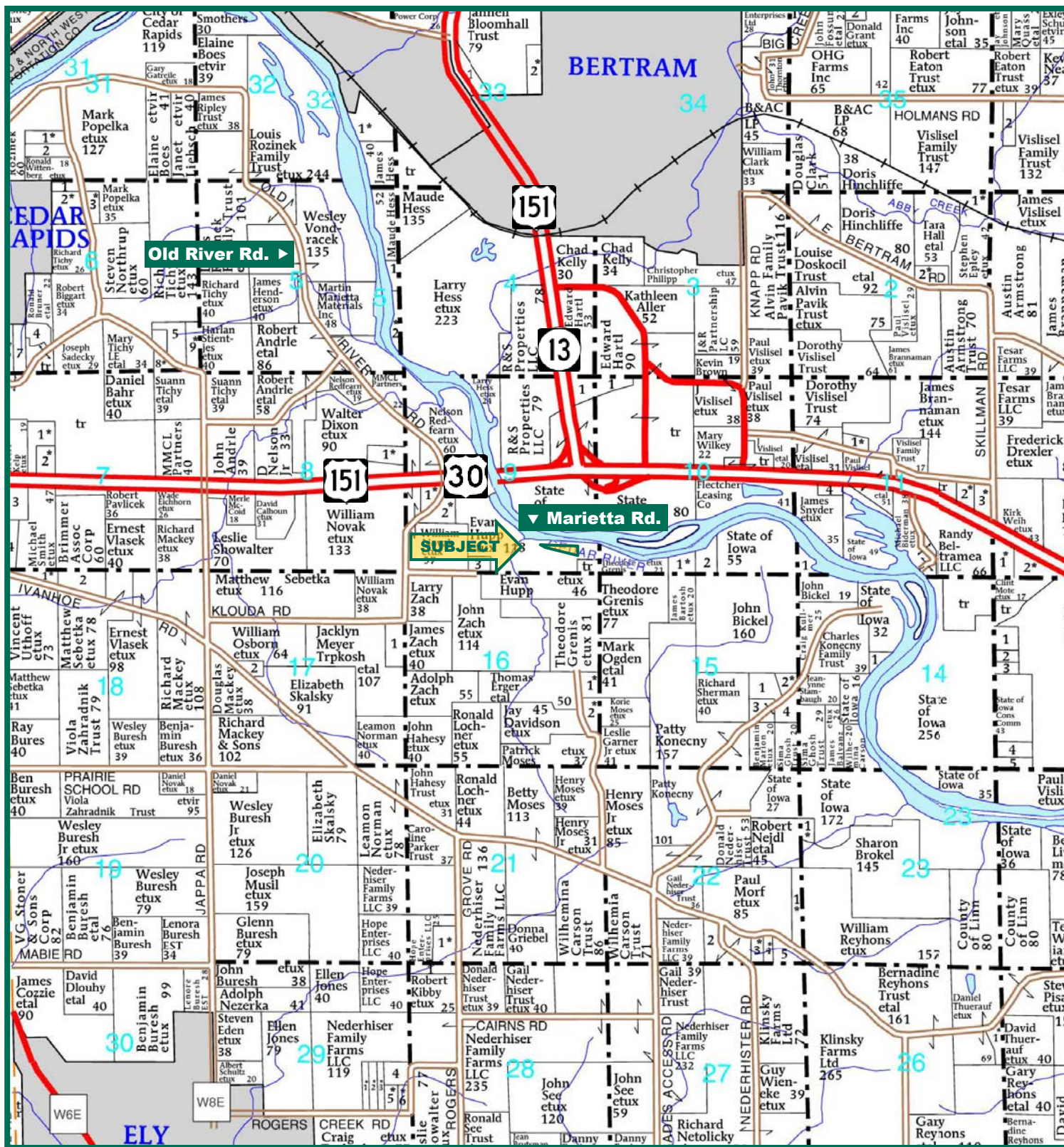
*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.*

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# Plat Map: Linn County, Iowa



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## Aerial Photo



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## Assessor Aerial

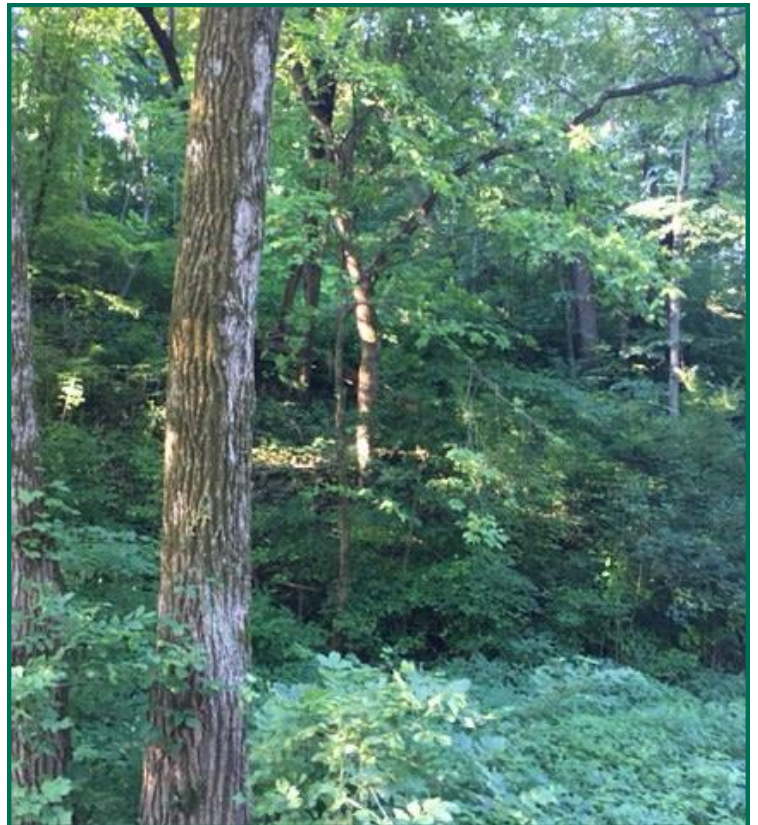
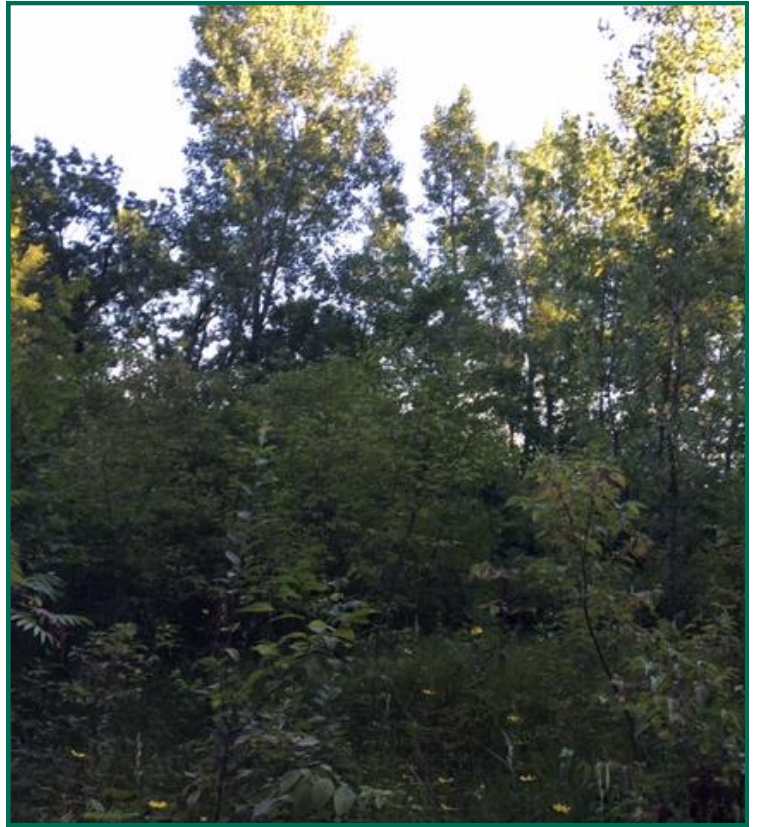


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## Photos

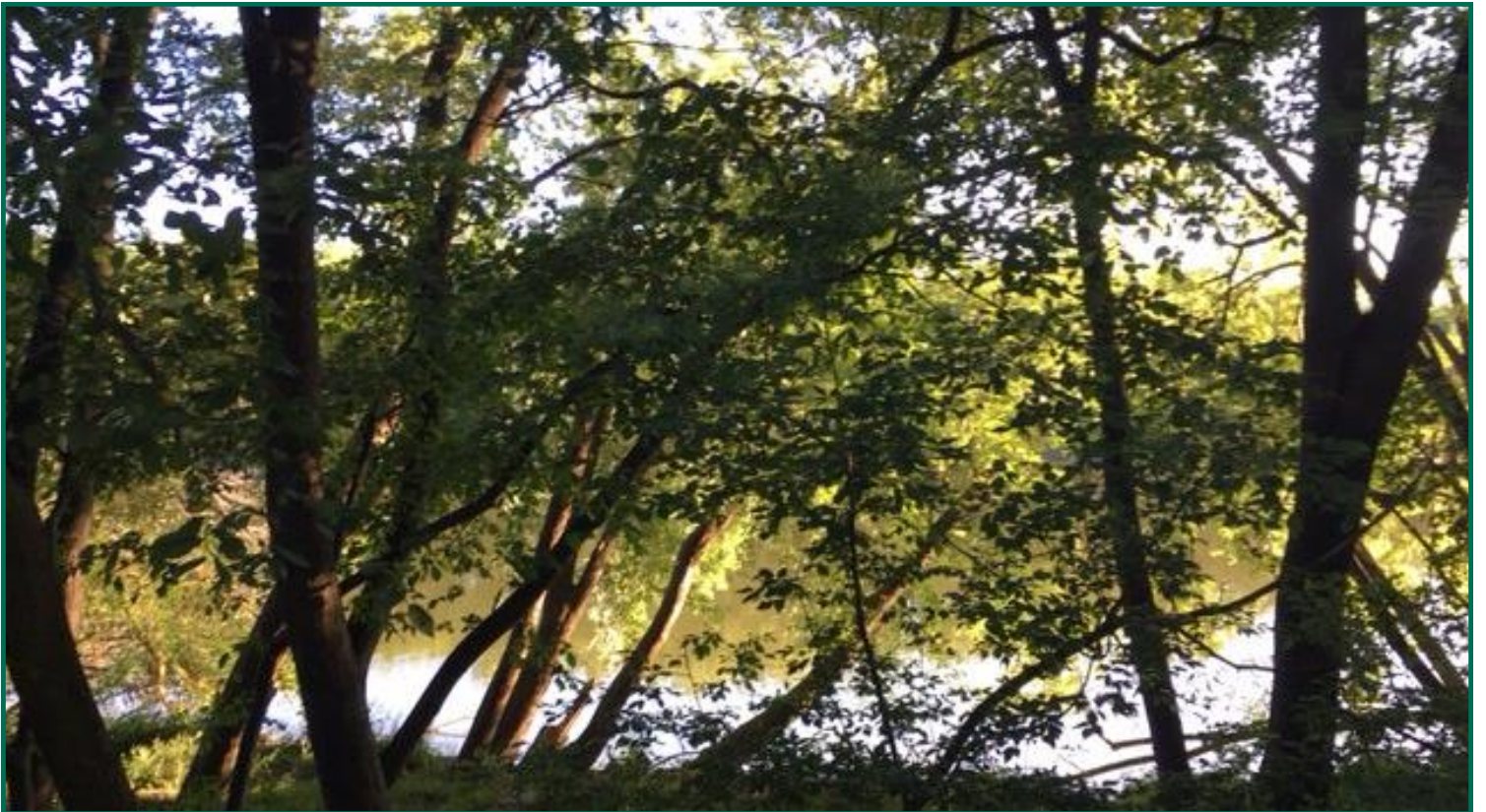
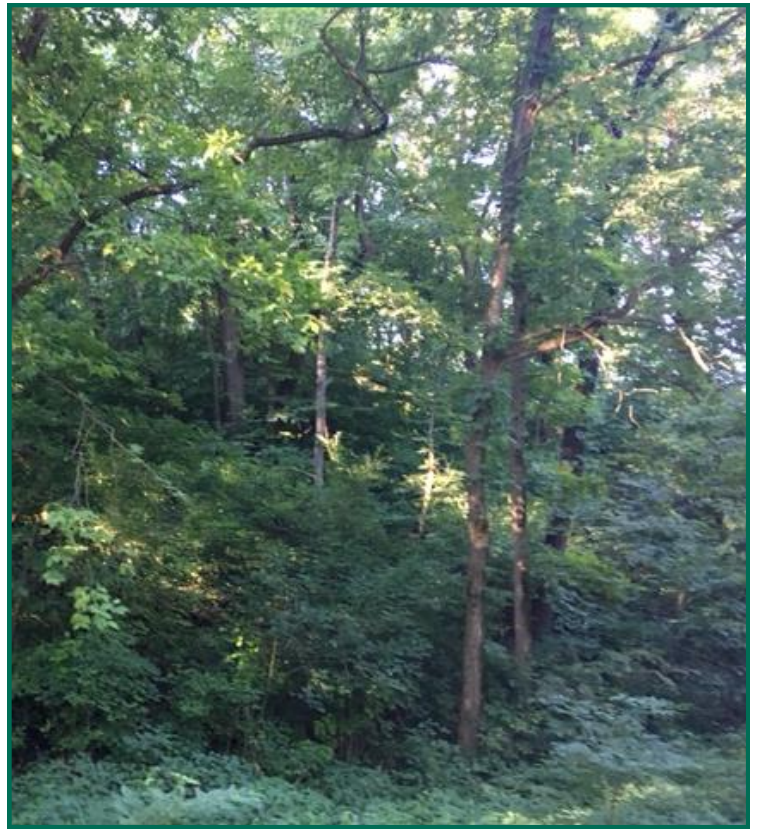


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# Google Earth Photos



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