



1653 Secrist Road, Marion, IA 52302

Property Information

Location

From Marion - Intersection of Hwy 13 and Hwy 151: 1 mile south on Hwy 13, 1¼ mile east on Secrist Rd.

Address

1653 Secrist Road
Marion, IA 52302

Legal Description

To be known as Lot 1 Kemp Farms
Second Addition to Linn County, Iowa.

Price

Reduced

• \$139,950 \$134,950

Seller

Kemp Farms, LLC

Possession

Negotiable on house. Tenant reserves outbuildings until March 1, 2018. Tenant reserves use of grain bins until August 1, 2018. The tenant owns the south four grain bins and will remove them from the property on or before September 1, 2018. The concrete pads will remain on the property.

Real Estate Tax

To be determined.

School District

Linn-Mar Community School

House

This two-story farmhouse was built around 1900 and consists of 1,746 finished square feet. The main level includes a large kitchen, full bath, laundry room, living room and family room. The

second level includes three bedrooms and a storage room. Linn County Health Department has completed a minimum housing inspection on the house. There are many issues that will need to be corrected according to the Linn County Health Department and the housing inspection. Linn County will require these items to be repaired or the house demolished within one year of closing. Contact the listing agent for a full list of required repairs.

Garage

22' x 24', overhead door with electric opener.

Reserved Items

The tenant reserves the stove, refrigerator, washer and dryer.

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This is a detailed plat map of Marion County, Iowa, showing land parcels, owners, and roads. The map is color-coded with various shades of green, yellow, and red. Major roads like Secrist Rd., Mt. Vernon Rd., and Hindman Rd. are highlighted. Numerous landowners are listed, including Sara Smith, Kenneth Novotny, Dwayne Beckner, and many others. The map also shows the locations of Cedar Rapids and Marion, and the boundaries of Marion County and the City of Cedar Rapids.

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Aerial Photo



Outbuildings

There are numerous outbuildings that would work well for storage or livestock.

Water & Well Information

The well is located west of the house. The well has been tested for nitrates, E. coli and total coliform bacteria. The results came back negative for nitrates and E. coli. The well tested positive for total coliform. We have shock treated the well twice and have not been able to meet the minimum standards for total coliform.

Septic System

The current septic system does not meet county code. At closing, the buyer will sign a binary agreement with the Linn County Health Department where the buyer will be required to install a new

septic system within 6 months of closing. Another option would be to demolish house within 6 months of closing.

LP Tank

Rented from Linn Co-op.

Concrete Manure Pit

There is an underground concrete manure pit in the northeast corner of the farm. The farm tenant will pump this out prior to closing.

Fence Agreement

The owner of Lot 1 will be responsible to construct and maintain any boundary fences if a fence is requested by the owner of Lot 1 or the adjoining landowner.

Comments

This is a nice acreage located just east of Marion along a hard surface road. This would be a nice rural residence and the outbuildings would work well for storage or livestock.

Another option would be to build your dream home on this nice location.

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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Photos: House, Buildings & 3.64 Acres m/l, Linn County, IA



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