

# Acreage For Sale

**ACREAGE:**

**House, Building & 2.9 Acres, m/l**

**LOCATION:**

**Linn County, IA**



## Property *Key Features*

- Nice House Located on 2.9 Acres
- Located in Mount Vernon School District
- Pasture and Horse Barn

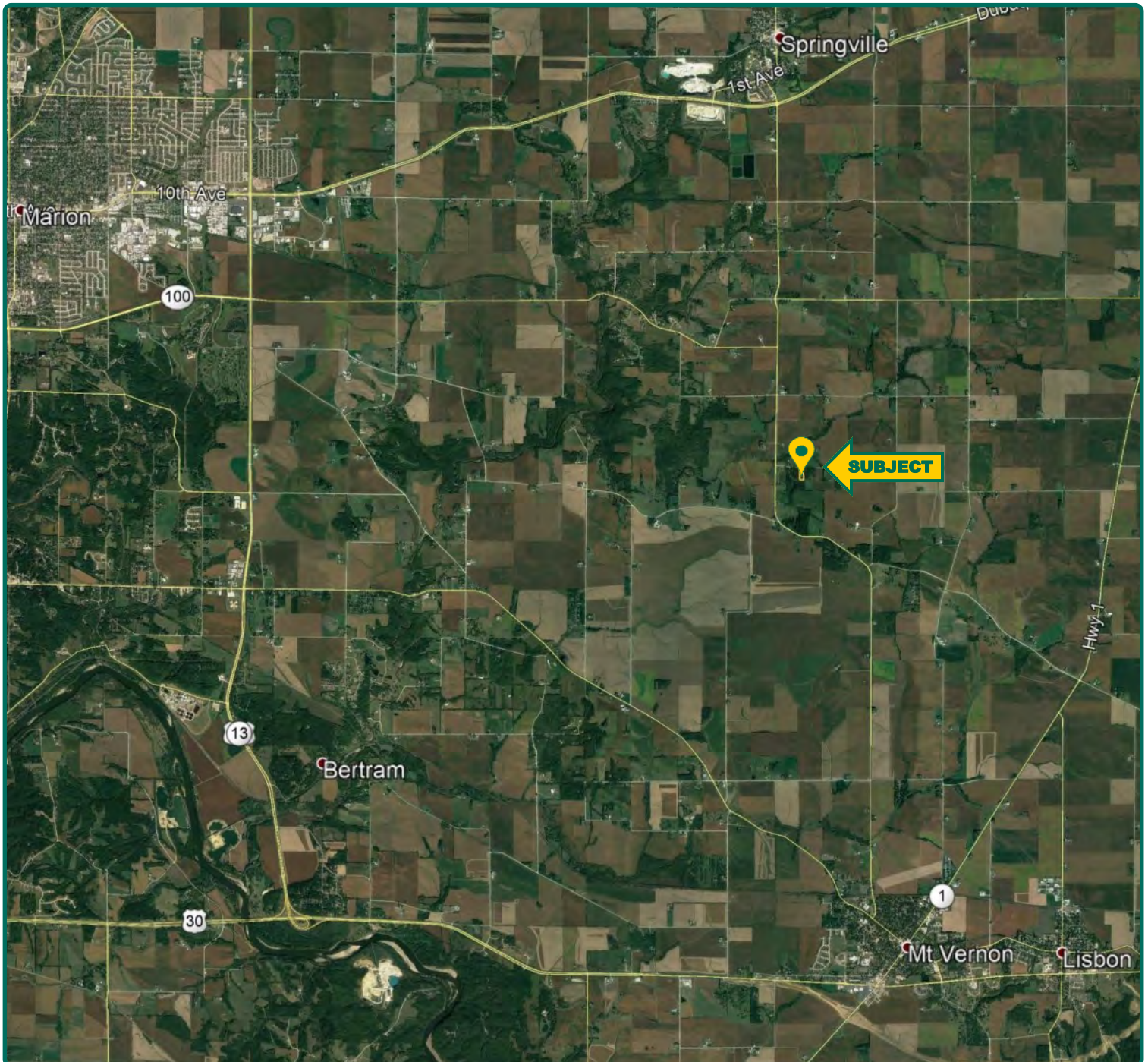
**Troy Louwagie, ALC**  
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102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
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<b>Total Acres:</b>	<b>2.90</b>
<b>Bedrooms:</b>	<b>3</b>
<b>Bathrooms:</b>	<b>1½</b>
<b>Finished Sq. Ft.:</b>	<b>1,448</b>

## Property Information

### House, Building & 2.9 Acres, m/l

#### Location

**From Mount Vernon:** 4¾ miles north on Springville Road and ½ mile east on Dee Lane. Property is located on the south side of the road.

#### Address

750 Dee Lane  
Mount Vernon, IA 52314

#### Legal Description

The West 12 Rods of the North 40 Rods of the SE¼ of the SW¼ of Section 16, Township 83 North, Range 5 West of the 5th P.M., Linn County, Iowa.

#### Price

- \$194,500

#### Possession

Negotiable.

#### Real Estate Tax

Taxes Payable 2018 - 2019: \$2,080.00  
Net Taxable Acres: 2.9

#### School District

Mount Vernon Community Schools

#### House

This is a nice 3 bedroom, 1½ bath country home, located in a nice setting north of Mount Vernon, just off Springville Road. It includes a large kitchen and large living room area. There is newer carpet and flooring, newer windows, new trim, and some new electrical and central air.

#### Garage

The garage includes a new roof and garage doors.

#### Outbuildings

The outbuildings include a horse barn with built-in stalls.

#### Water & Well Information

The well is located north of the house.

#### Septic System

The septic system is located southwest of the house.

#### Comments

This is a well-cared-for home located in a remote setting just off Springville Road, only minutes from Mount Vernon and Marion. Includes 2 acres of nice horse pasture surrounded by mature trees.

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