

# Land For Sale

**ACREAGE:**

**37.00 Acres, m/l**

**LOCATION:**

**Linn County, IA**

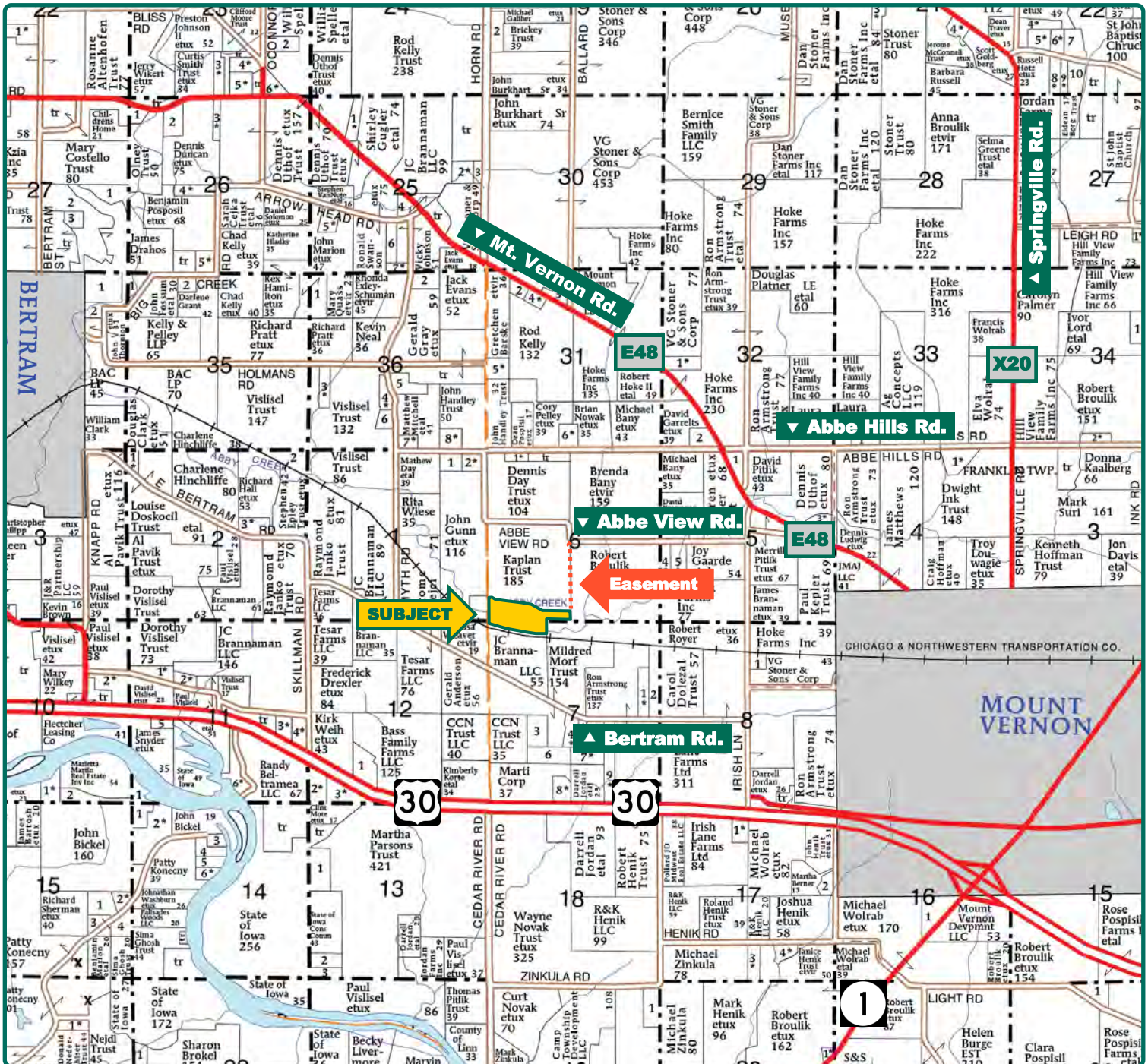


## Property *Key Features*

- Attractive Wooded Recreational Property
- Excellent Deer and Turkey Hunting
- Located Just Minutes from Cedar Rapids

**Troy Louwagie, ALC**  
Licensed Broker in IA & IL  
**319-721-4068**  
**TroyL@Hertz.ag**

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**



Map reproduced with permission of Farm & Home Publishers, Ltd.

**Troy Louwagie, ALC**  
Licensed Broker in IA & IL  
**319-721-4068**  
**TroyL@Hertz.ag**

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**



© NAIP/Iowa Imagery: 2021

**Troy Louwagie, ALC**  
Licensed Broker in IA & IL  
**319-721-4068**  
**TroyL@Hertz.ag**

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**



**Forest Reserve Acres: 37.00**

## Property Information

**37.00 Acres, m/l**

### Location

**From Mount Vernon:** 1 mile northwest on Mt. Vernon Rd., ¼ mile south on Irish Ln. and 1 mile west to 1102 Abbe View Rd. Mt. Vernon, IA 52314. Follow the easement south to access property.

### Legal Description

Part of the S½ of the SW¼ of Section 6 and the N½ of the NW¼ of Section 7 all in Township 82 North, Range 5 West of 5th P.M., Linn County, Iowa. The exact legal description and acres to be determined by a survey.

## Price & Terms

- 216,450.00
- \$5,850/acre
- 5% down upon acceptance of offer; balance due in cash at closing.

## Possession

Negotiable.

## Real Estate Tax

All 37.00 acres are currently enrolled in the Forest Reserve Program and are not being taxed.

## Easement

A 15' ingress/egress easement will provide access to the northeast portion of this farm providing access from Abbe View Road.

## Land Description

Level to gently rolling.

## Drainage

Natural.

## Buildings/Improvements

None.

## Water & Well Information

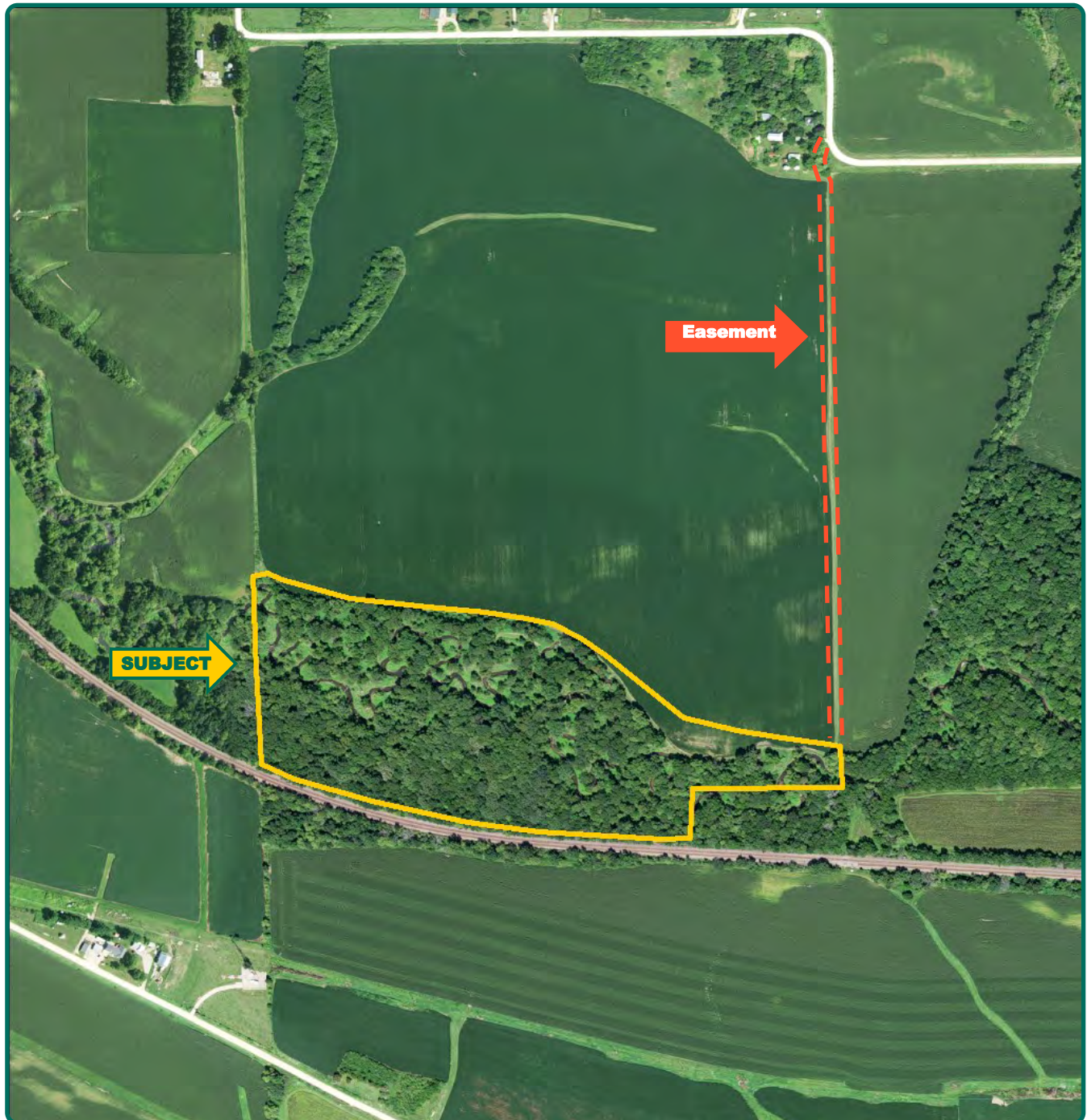
None.

## Comments

This is one of the nicest recreational farms in Linn County. The entire property is wooded and Abbe Creek runs through this property.

**Troy Louwagie, ALC**  
Licensed Broker in IA & IL  
**319-721-4068**  
**TroyL@Hertz.ag**

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**



*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, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.*

**Troy Louwagie, ALC**  
Licensed Broker in IA & IL  
**319-721-4068**  
**TroyL@Hertz.ag**

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**



**Troy Louwagie, ALC**  
Licensed Broker in IA & IL  
**319-721-4068**  
**TroyL@Hertz.ag**

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**



**Troy Louwagie, ALC**  
Licensed Broker in IA & IL  
**319-721-4068**  
**TroyL@Hertz.ag**

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**

## **Make the Most of Your Farmland Investment**

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals