

Land For Sale

ACREAGE:

8.13 Acres, m/l

LOCATION:

Linn County, IA



Property *Key Features*

- Located on the East Edge of Bertram, Iowa
- Attractive Building Site
- Includes Pasture and a Section of Big Creek

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Property Information

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Location

From Cedar Rapids—Intersection of US-151/IA-13 & Blaines Crossing Rd.: ¼ mile southeast on Blaines Crossing Rd., ½ mile northeast on 2nd St., turn southeast on Angle St., which becomes Bertram St., continue ½ mile, ½ mile northeast on Big Creek Rd. The property is on the northwest side of the road.

Legal Description

That part of the NE¼ NE¼ lying north and west of the road excepting Timberlake First and Second Additions, Section 34, Township 83 North, Range 6 West of the 5th P.M., Linn County, Iowa. Final abstract to govern legal description.

Price & Terms

- \$250,000.00

Possession

Negotiable. This plot will need to be subdivided through Linn County Planning & Zoning. The subdivision process will take approximately 90-120 days.

Real Estate Tax

Taxes Payable 2024 - 2025: \$65.00*
Net Taxable Acres: 8.13
Tax per Net Taxable Acre: \$8.00*
Tax Parcel ID #: Part of 53410100100000
**Taxes estimated pending survey of property. Linn County Treasurer/Assessor will determine final tax figures.*

FSA Data

This property is not enrolled in the farm program.

Land Description

The terrain is level.

Drainage

Drainage is natural.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This attractive building site, located just east of Bertram, features a scenic pasture and a section of Big Creek. Linn County has approved the construction of a single-family home in the southeast corner of this lot. The remainder of the property lies within the 500-year floodplain.

Additional Land for Sale

Seller has an additional tract of land for sale located northeast of this property. See Additional Land Aerial Photo.

South Side Looking North



Southwest Corner Looking Northeast



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Northeast Corner Looking Southwest



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Additional Land Aerial Photo



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