

# Growthland

*Appraisals, Management, Brokerage, & Advising*

## PROPERTY FOR SALE

Linn County - 30 Acres  
4601 Lakeside Rd, Marion, IA

Blouhy Trust

**\$850,000**



### JOHN AIRY

*Real Estate Agent, Farm Manager  
Auctioneer*

Licensed In Iowa

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5475 Dyer Ave, Suite 141, Marion, IA 52302  
Office: 319-377-1143

## Property Details

**Linn County - 30 Acres**  
**4601 Lakeside Rd, Marion, IA**

### Legal Description

4601 Lakeside Rd, Marion, Iowa  
Tract in SW1/4 NW1/4 in Section 18, T83N, R6W  
Lot 2, Roushar First Addition To Linn County, Iowa

**Township:** Marion West

### Location

Located half mile south of Highway 100. Highway 13 is four miles east.

### Acreage Breakdown:

**Taxable Acres:** 30.12  
**Timber Acres:** 15.0 m/l

**Property Taxes:** \$4,046.00

**Parcel Numbers:** 15182-51004-00000

**School District:** Linn-Mar Community School District

### Acreage Data

<b>Dwelling</b>	Built: 1900	1,344 SF
	2 Story Wood Frame	Asphalt Roof
<b>Outbuildings</b>	1920 Bank Barn (720 SF)	
	1950 Shed (120 SF)	

### Comments:

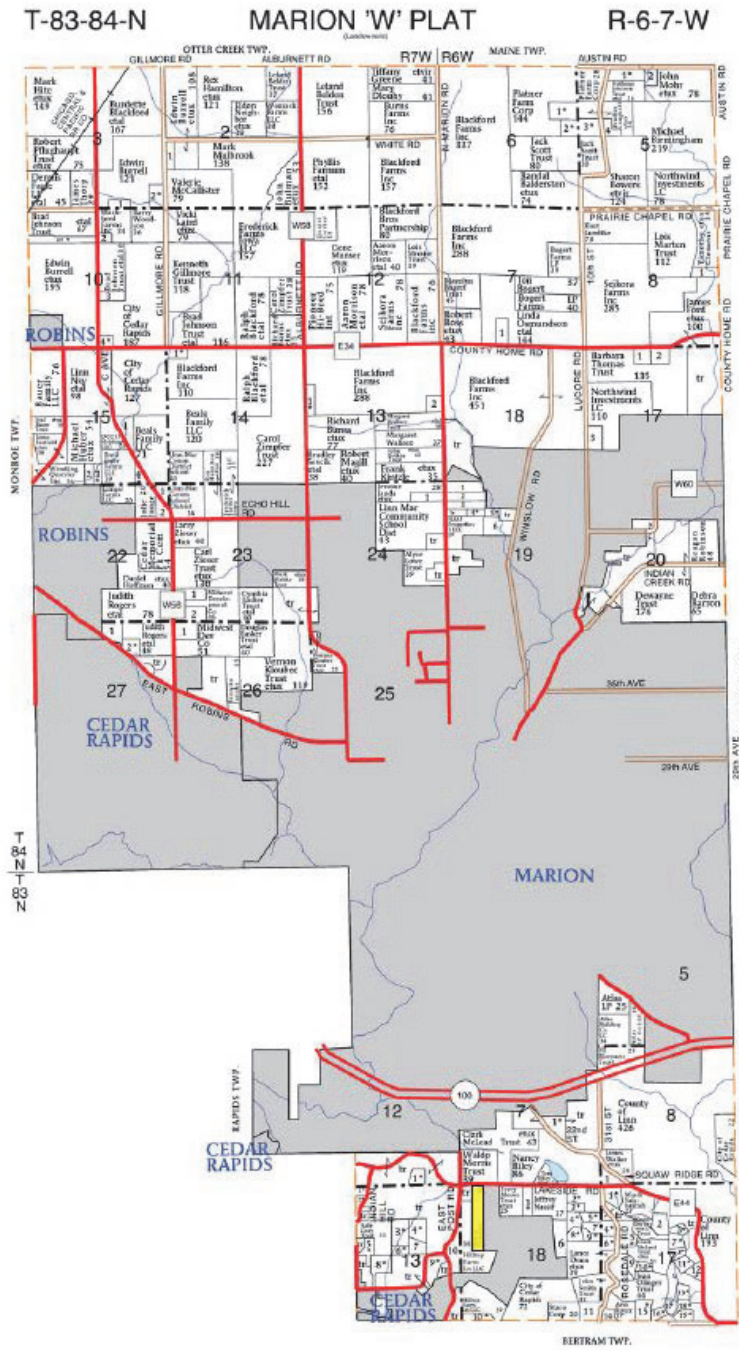
This attractive property, conveniently situated near Marion, presents promising development opportunities. It offers ample outdoor space, ideal for building a new home with generous surroundings. The existing dwelling could be part of a major renovation project or be cleared to make room for a new custom home. City utilities are conveniently close, and access to various parts of the Cedar Rapids metro area is just minutes away.

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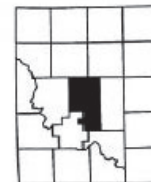
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## Plat Map

Linn County - 30 Acres  
4601 Lakeside Rd, Marion, IA



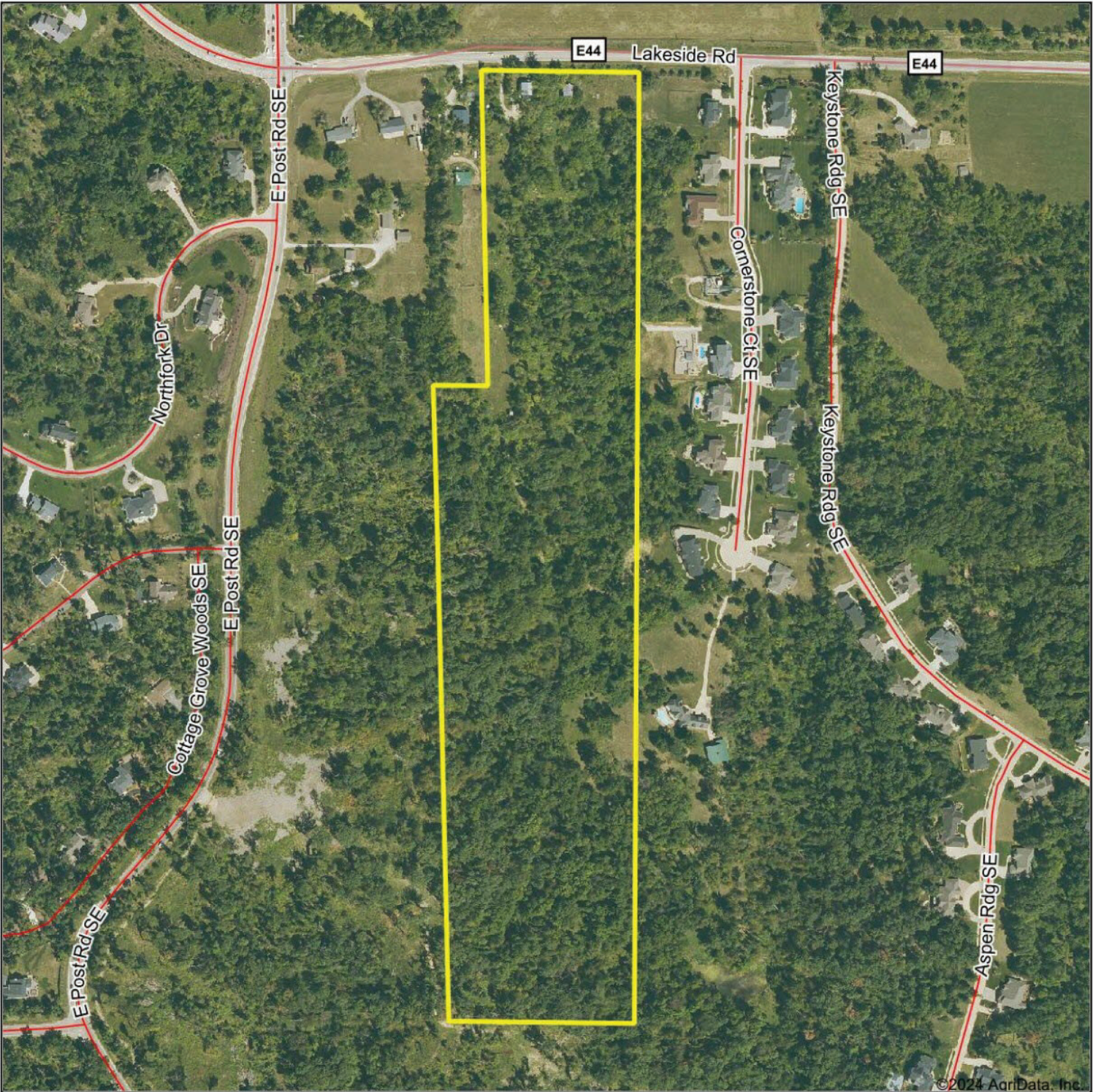
SEE PAGE 92  
FOR ADDITIONAL NAMES  
NOT LISTED ON MAP.



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Aerial Map



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Boundary Center: 42.002267, -91.596603

0ft 427ft 853ft

18-83N-6W  
Linn County  
Iowa



Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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## ***Property Photos***

**Linn County - 30 Acres**  
**4601 Lakeside Rd, Marion, IA**



**Northwest view looking south**



**Northeast view looking south**



## ***Property Photos***

**Linn County - 30 Acres**  
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South view looking north



Dwelling