

# Growthland

*Appraisals, Management, Brokerage, & Advising*



**Offers Due by  
Tuesday, October 8th  
at 5 pm**

See page 2 for submission process

***FARMLAND  
AVAILABLE FOR BID***

**Linn County - 30 A M/L  
4601 Lakeside Rd, Marion, IA**

**Clouhy Trust**



**JOHN AIRY**

*Real Estate Agent, Farm Manager  
Auctioneer*

**Licensed In Iowa**

☎ 319-350-0474

✉ [john@growthland.com](mailto:john@growthland.com)

[www.growthland.com](http://www.growthland.com)

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

## ***Offer Submission Process***

**Linn County - 30 A M/L  
4601 Lakeside Rd, Marion, IA**

### **Bid Process:**

#### **Bid Process**

- Prospects will submit a Round 1 bid by **October 8, 2024, at 5 PM CST. Ask agent for bid form.**
- Cash offers, no contingencies
- Accepting property "as is", "where-is"

#### **Seller Options After Round One:**

- Ask multiple bidders to provide highest and final Round 2 offer by **October 9, 2024 at 12 PM CST.**
- Accept one bid.
- Determine to negotiate with one bid.
- Reject all bids and maintain ownership.

### **Terms**

Ten percent of the purchase price required from successful bidder as earnest money. Buyer(s) will sign Real Estate Sales Agreement, purchasing with no financing contingencies, and must be prepared for cash settlement of the purchase at the time of closing.

### **Closing**

Ideally close within 45 days of final offer date.

### **Conditions**

This sale is subject to all easements, leases and any other restrictions of record.

**Buyer(s) have inspected the property and understand they are purchasing the property "as-is, where-is".** Any expenses post-closing are solely the responsibility of the Buyer(s).

### **Agency Disclaimer**

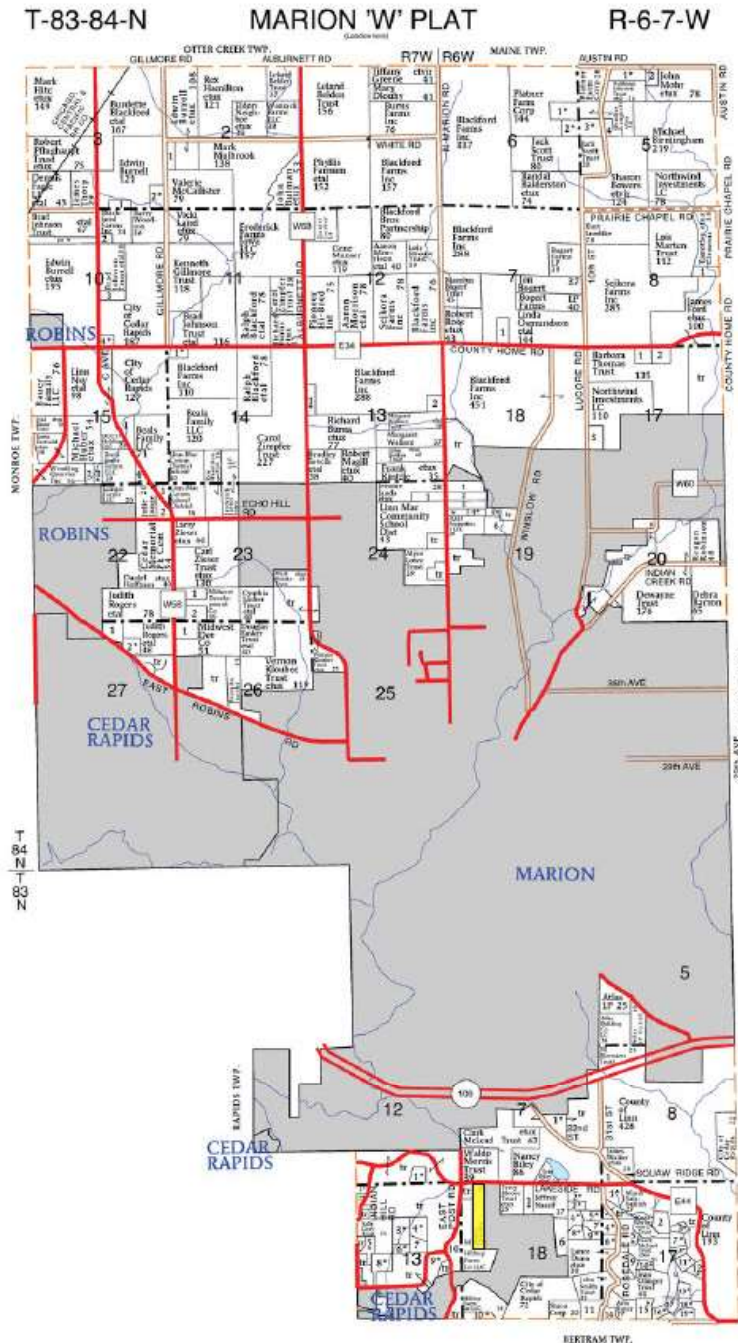
Growthland and their associates are agents of the Seller.

# Growthland

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## Plat Map

Linn County - 30 A M/L  
4601 Lakeside Rd, Marion, IA



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## Property Details

**Linn County - 30 A M/L**  
**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:** \$3,818.00

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

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

### Acreage Data

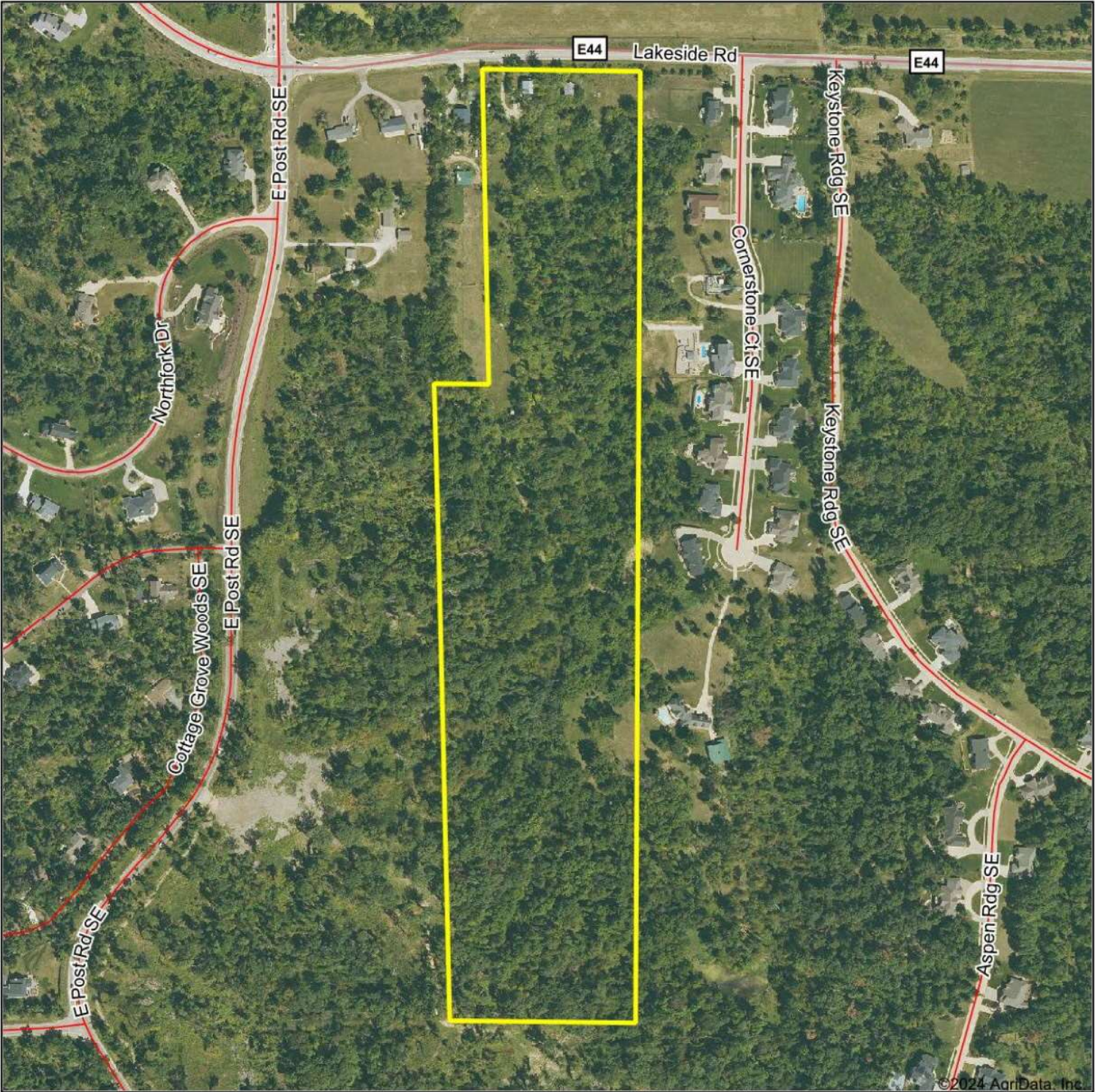
<b>Dwelling</b>	Built: 1900	1,344 SF
	2 Story Wood Frame	Asphalt Roof
<b>Outbuildings</b>	1920 Bank Barn (720 SF)	
	1950 Shed (120 SF)	

### 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.



Aerial Map



**G**rowthland

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 A M/L  
4601 Lakeside Rd, Marion, IA**



Northwest corner looking southeast



North border looking south



## *Property Photos*

**Linn County - 30 A M/L**  
**4601 Lakeside Rd, Marion, IA**



Southwest corner looking northeast



Dwelling