

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

Dlouhy Trust



JOHN AIRY

*Real Estate Agent, Farm Manager
Auctioneer*

Licensed In Iowa

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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.

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

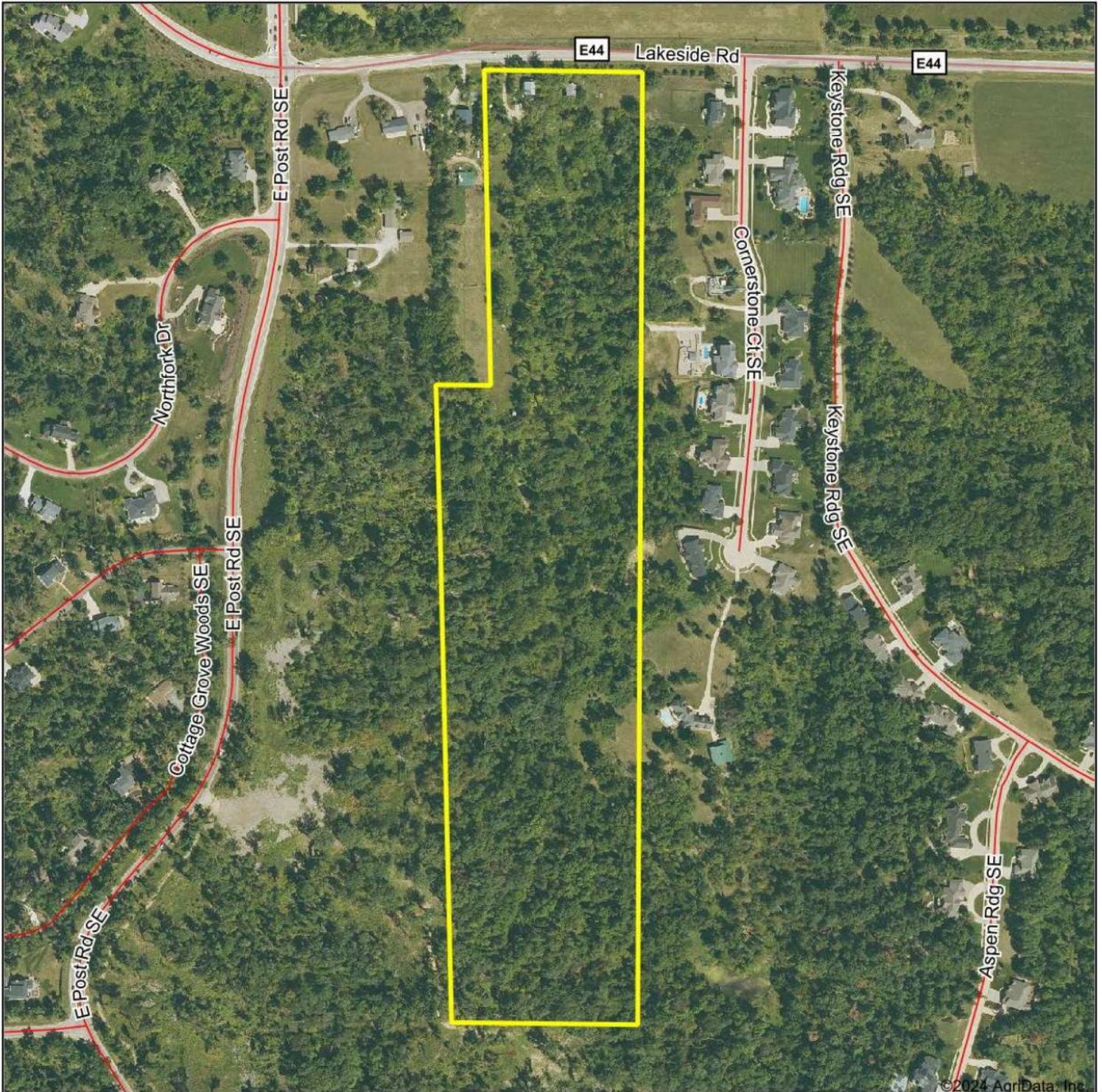
Acreage Data

Dwelling	Built: 1900	1,344 SF
	2 Story Wood Frame	Asphalt Roof
Outbuildings	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



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Growthland

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

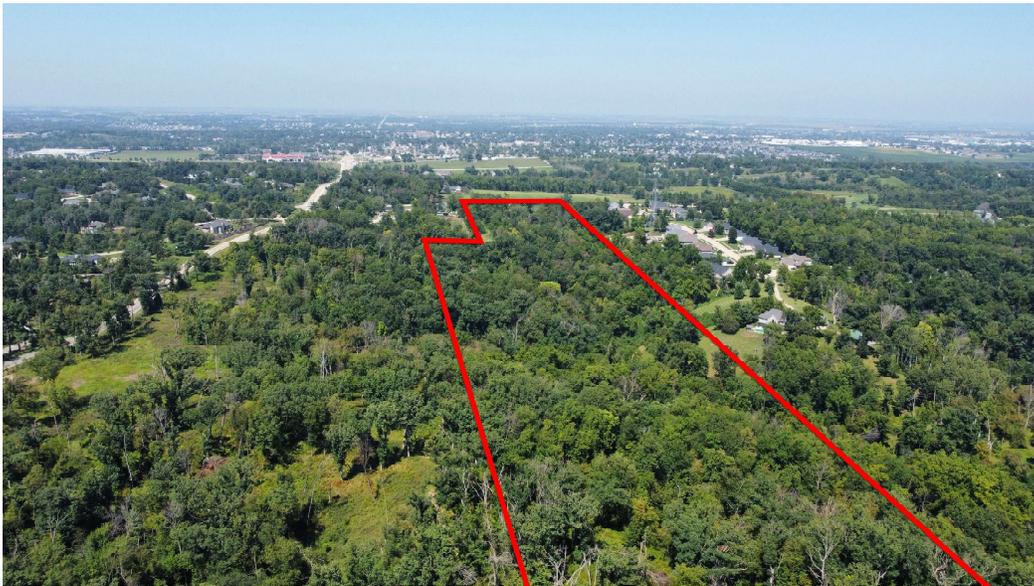


North border looking south



Property Photos

**Linn County - 30 A M/L
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Southwest corner looking northeast



Dwelling