



Land For Sale

ACREAGE:

LOCATION:

**12 Acres M/L
\$360,000**

**Linn County, IA
N Mentzer Rd**



Property *Key Features*

- **Great location just outside of Cedar Rapids**
- **15 minutes to downtown Cedar Rapids**
- **Wooded lot on a hard surfaced road**

Josh Binneboese
563-221-2830
JoshB@WendlingQuarries.com

563-659-9181
PO Box 230
DeWitt, IA 52742

www.WendlingQuarries.com

John Ahlberg
563-221-1524
JohnA@WendlingQuarries.com

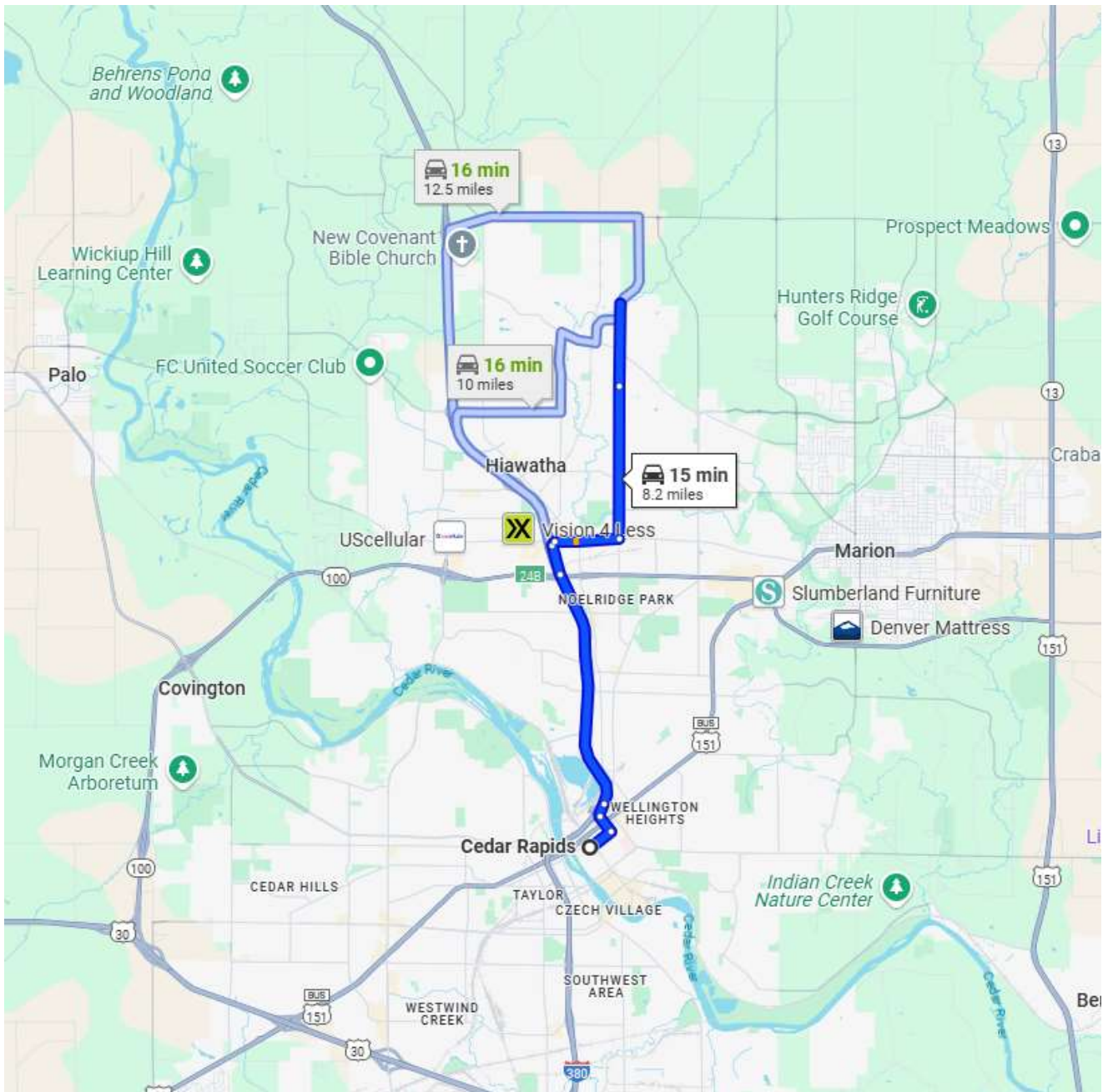


Area Map

Marion Township, Linn County, IA

Location: 7 miles north of downtown Cedar Rapids

Council St NE to Blairs Ferry Rd NE to I-380 to downtown Cedar Rapids



Josh Binneboese
563-221-2830
JoshB@WendlingQuarries.com

563-659-9181
PO Box 230
DeWitt, IA 52742
www.WendlingQuarries.com

John Ahlberg
563-221-1524
JohnA@WendlingQuarries.com



Josh Binneboese
563-221-2830
JoshB@WendlingQuarries.com

563-659-9181
PO Box 230
DeWitt, IA 52742
www.WendlingQuarries.com

John Ahlberg
563-221-1524
JohnA@WendlingQuarries.com



Josh Binneboese
563-221-2830
JoshB@WendlingQuarries.com

563-659-9181
PO Box 230
DeWitt, IA 52742
www.WendlingQuarries.com

John Ahlberg
563-221-1524
JohnA@WendlingQuarries.com



Linn County - ASSESSOR INFORMATION



Linn County Assessor Iowa

Parcel Details: 11153-76002-00000

Parcel Number:	11153-76002-00000
Deed Holder:	WENDLING QUARRIES INC
Property Address:	ROBINS, IA 52328-0000
Mailing Address:	PO BOX 230 DE WITT, IA 52742-0230 USA
Class:	Ag Land
Map Area:	MarionTwp1000 AgL/B
Plat Map:	SE SW 15-84-7
Sec-Twp-Rng:	15-84-7
Lot-Block:	-
Legal Description:	S3/5 W1/2 SE SW

Josh Binneboese
563-221-2830
JoshB@WendlingQuarries.com

563-659-9181
PO Box 230
DeWitt, IA 52742
www.WendlingQuarries.com

John Ahlberg
563-221-1524
JohnA@WendlingQuarries.com



Property Information: 12 Acres M/L

Location: From downtown Cedar Rapids take I-380 N for 3.1 miles, take exit 24B toward Blairs Ferry Rd and continue on Blairs Ferry Rd NE for 1.9 miles, turn left onto Council St NE and continue for 1.9 miles, continue onto S Mentzer Rd for 1 mile to the property on the right.

Brief Legal Description: Part of the SE $\frac{1}{4}$ of Section 15, Township 84 North, Range 7 West, Linn County, Iowa

Approximate Address: 3022 N Mentzer Rd, Marion, IA 52302

Price & Terms:

- \$360,000
- Negotiable 10% down upon acceptance of offer; balance due in cash at closing
- Closing date TBD

Possession: At closing

Real Estate Tax—Estimated:

Taxes payable 2024-2025: \$22.00

Parcel ID: 11153-76002

Land Description: The terrain is gently rolling with natural drainage.

Buildings/Improvements: No improvements or well

Comments: This is an attractive building site in Linn County jurisdiction but close to Cedar Rapids. It features timber, pasture and a section of Dry Creek. A portion of this parcel lies in the 500-year floodplain, 100-year floodplain, and/or the floodway.

Information

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Wendling Quarries Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate.

Josh Binneboese

563-221-2830

JoshB@WendlingQuarries.com

563-659-9181

PO Box 230

DeWitt, IA 52742

www.WendlingQuarries.com

John Ahlberg

563-221-1524

JohnA@WendlingQuarries.com



Josh Binneboese
563-221-2830
JoshB@WendlingQuarries.com

563-659-9181
PO Box 230
DeWitt, IA 52742
www.WendlingQuarries.com

John Ahlberg
563-221-1524
JohnA@WendlingQuarries.com



Josh Binneboese
563-221-2830
JoshB@WendlingQuarries.com

563-659-9181
PO Box 230
DeWitt, IA 52742
www.WendlingQuarries.com

John Ahlberg
563-221-1524
JohnA@WendlingQuarries.com



Josh Binneboese
563-221-2830
JoshB@WendlingQuarries.com

563-659-9181
PO Box 230
DeWitt, IA 52742
www.WendlingQuarries.com

John Ahlberg
563-221-1524
JohnA@WendlingQuarries.com