

**Sale Name:** 510 Acres, Home, Ponds, Farmhouse, Outbuildings in Linn County!

**LOT - TRACT I: 40 Acres m/l with 3,800 SF Custom Built Home**



### Description

## Tract I: 40 acres m/l, Ponds, located on paved road!

### ICF Construction Home with 3800 square feet

Custom Built in 2000, 3 bedrooms, 3 baths, 2 living areas, 2 dining areas, sunroom, office, extra-large 2 car garage with epoxy coated floors located on beautiful hilltop location overlooking Little Sugar River Valley!

**60x100 shop** divided: 54x40 Shop with urethane coated concrete floors with load beams and tie down points and full insulation package, with (2) 14-foot doors with openers, wash station with floor drain, overhead hoist on I-beam, full bathroom plus office area with overhead storage, 2 tube heaters with natural gas well, warehouse racks, and work benches

**60x60 machine storage** with double 24x16 sliding doors, 16x16 sliding door on side wall with roof insulation package.

*Legal:* 40 ACRES in S35-T31-R23 SE4 & S2 NE4 Less Rd

*Taxes:* \$6320.26

**Quantity:** 1



**AUCTION DIVISION**

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