

## 2 Acres, m/l, Black Hawk County, IA



### Property Information

#### Address

2700 Sage Rd., Waterloo, IA 50703

#### Owners

Robert W. Matthias Estate and  
Mary E. Matthias

#### Legal Description

Surveyed parcel in Section 8 Township 89  
North, Range 12 West. (East Waterloo  
Township)

#### Price

- \$125,000

#### Possession

Negotiable. Subject to lease.

### Real Estate Tax

Taxes Payable 2015 - 2016 : \$1,498\*

*\*Estimated taxes. Final taxes will be  
determined by local Assessor and  
Treasurer offices.*

### Buildings/Improvements

Steel grain storage bin—16' x 18' built in  
1969.

Steel Utility Building 60' x 45' built in  
1981 with concrete floor and automatic  
overhead doors.

### Dwelling

- 2 Story frame built in 1860
- 1,866 sq. ft. total living area
- Full basement
- 4 Bedroom
- 1 Full Bath
- 1 Small Framed enclosed porch  
336 sq. ft.

### Water & Well Information

Drilled well.

### Septic

New septic system will be installed to  
code prior to closing.

### Survey

Property has been recently surveyed.

### Comments

Enjoy the hilltop view of this attractive  
acreage in country setting.

*The information gathered for this brochure is  
from sources deemed reliable, but cannot be  
guaranteed by Hertz Real Estate Services, Inc.  
or its staff. All acres are considered more or  
less, unless otherwise stated.*

Clint R. Kaller  
Licensed Salesperson - IA  
ClintK@Hertz.ag

319.234.1949  
340 Tower Park Drive, P.O. Box 2396  
Waterloo, IA 50704  
[www.Hertz.ag](http://www.Hertz.ag)

Cal E. Wilson  
Licensed Salesperson - IA  
CalW@Hertz.ag

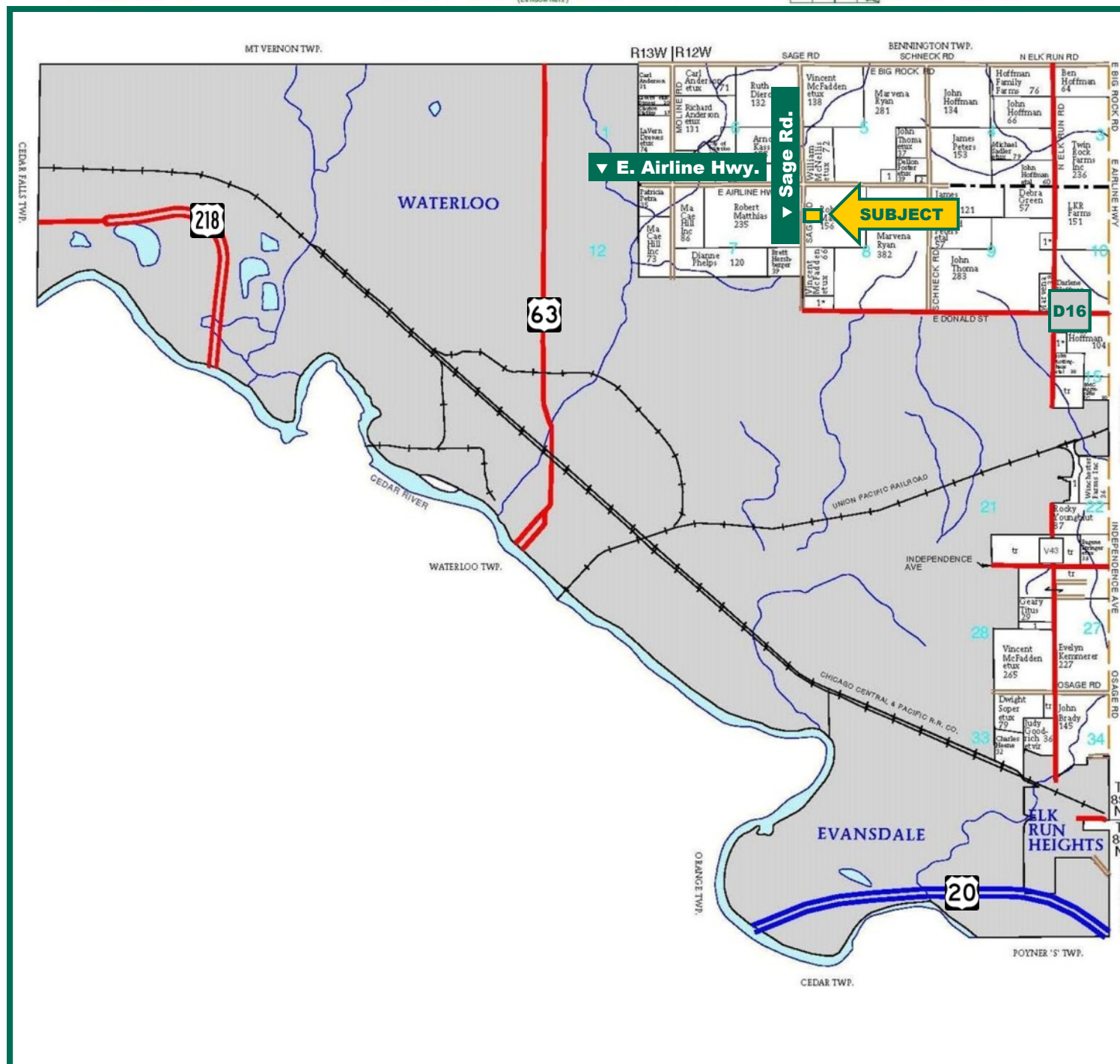
# Plat Map

T-88-89-N

EAST WATERLOO PLAT  
(Landow note)



R-12-13-W



Map reproduced with permission of Farm & Home Publishers, Ltd.

Clint R. Kaller  
Licensed Salesperson - IA  
ClintK@Hertz.ag

319.234.1949  
340 Tower Park Drive, P.O. Box 2396  
Waterloo, IA 50704  
www.Hertz.ag

Cal E. Wilson  
Licensed Salesperson - IA  
CalW@Hertz.ag

## Aerial Photo



**Clint R. Kaller**  
Licensed Salesperson - IA  
[ClintK@Hertz.ag](mailto:ClintK@Hertz.ag)

**319.234.1949**  
340 Tower Park Drive, P.O. Box 2396  
Waterloo, IA 50704  
[www.Hertz.ag](http://www.Hertz.ag)

**Cal E. Wilson**  
Licensed Salesperson – IA  
[CalW@Hertz.ag](mailto:CalW@Hertz.ag)