



**3601 Lafayette Road, Center Point, Iowa 52213**

## Property Information

### Location

From Center Point: 3 miles southeast on Center Point Road and 1 ½ miles east on Lafayette Road.

### Address

3601 Lafayette Road  
Center Point, Iowa 52213

### Legal Description

Lot 1, Hand Farm 1st Addition to  
Linn County, Iowa.

### Price & Terms

- \$245,000
- 5% down upon acceptance of offer; balance due in cash at closing.

### Seller

Berniece Hand Revocable Trust

### Possession

Negotiable. The grain bins and machine shed are reserved until March 1, 2016.

### Real Estate Tax - Estimated

Taxes Payable in 2014 - 2015: \$2,000  
Net Taxable Acres: 3 Acres

### School District

Center Point-Urbana School District

### House

Well-cared-for three bedroom home with 1,740 finished square feet that was built around 1909. It includes a large kitchen, living room and two full bathrooms with a newer furnace. It also includes nice outbuildings for storage or livestock.

### Main Level

**Kitchen** - 13' x 14' 2"; wood cabinets. Includes a Maytag refrigerator, Whirlpool dishwasher, Whirlpool stove and GE trash compactor. There is an 8' x 11' dining room on the west end, carpet flooring.  
**Living Room** - 15' 10" x 21' 2"; with a wood burning fireplace. New carpet installed in 2014.

**Dining Room** - 8' 2" x 12' 8"; carpet flooring.

**Office** - 6' 10" x 7' 9"; built-in desk and cabinets, carpet flooring.

**Master Bedroom** - 12' x 16' 4"; two closets, carpet flooring.

**Bathroom** - 3' 10" x 13' 5"; shower, stool and sink, carpet flooring.

**Washroom/Laundry** - located off of bedroom, carpet flooring.

**Sunroom** - 15' 10" x 18' 10"; includes natural gas heater and ceramic tile.

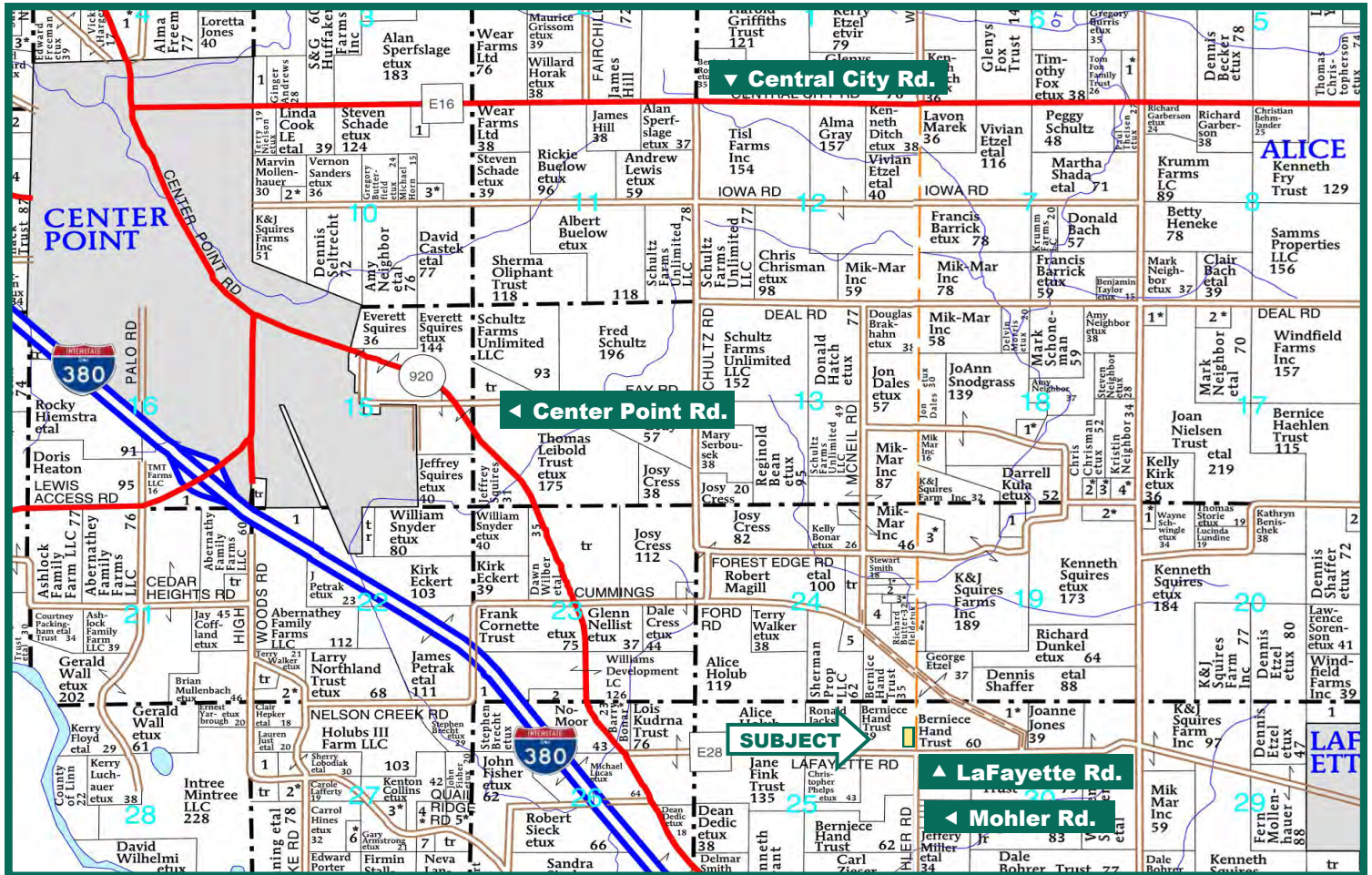
**Troy R. Louwagie, ALC**  
Licensed Real Estate Broker in IA & IL  
102 Palisades Road & Hwy. 1, PO Box 50  
Mount Vernon, IA 52314

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# Plat Map: Washington Township



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

## Upper Level

**Bathroom** - 4' 5" x 11'; sink, stool, and tub, carpet flooring.

**North Bedroom** - 11' x 15' 2"; two closets and wood doors, carpet flooring. Includes a 3' x 6' 7" inset above stairs.

**South Bedroom** - 12' 7" x 15' 2"; two closets with wood doors, carpet flooring.

## Basement

Includes an electric water heater, 200 Amp breaker box, Culligan water softener with filter, newer natural gas furnace and air conditioning. The basement does get some water in the springtime with heavy rains.

## Garage

18' x 20'; concrete floor, electric overhead opener.

## Machine Shed

40' x 64'; dirt floor. The southwest corner is divided off and has a concrete floor.

## Outbuildings

There are other various outbuildings including a chicken house, corncrib and an old livestock barn. The livestock barn is in poor condition.

## LP Tank

There is a 1,000 gallon LP Tank located by the grain bins. This will stay with the property.

## Grain Bins

There are five grain bins.

## Septic System

The septic tank and leach field are located southwest of the house.

## Water & Well Information

The well is located east of the house and the pressure tank is in a pit in the pump house.

## Comments

This an attractive house and outbuildings located on three acres along a hard surface road southeast of Center Point, Iowa. It includes nice outbuildings for storage or livestock. This property is supplied with natural gas.

Additional 196 acres for sale adjoining this acreage. See full brochure for details.

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## Aerial Photo



*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.*

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## SITE PLAN HAND FARM FIRST ADDITION TO LINN COUNTY, IOWA

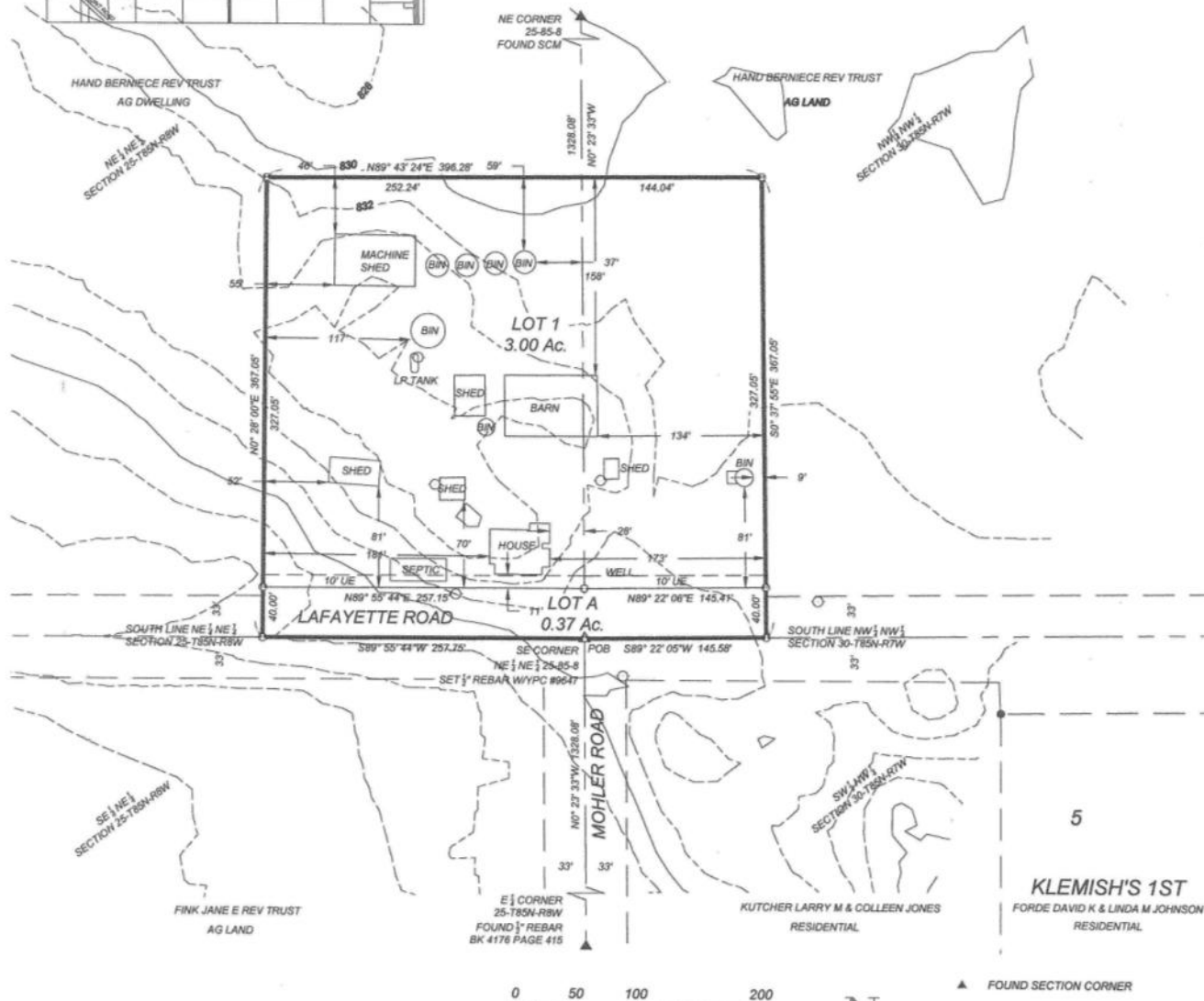
LOCATION MAP (NO SCALE)



### LEGAL DESCRIPTION

A part of the NE  $\frac{1}{4}$  NE  $\frac{1}{4}$  Section 25, Township 85 North, Range 8 West and a part of the NW  $\frac{1}{4}$  NW  $\frac{1}{4}$  Section 30, Township 85 North, Range 7 West of the 5<sup>th</sup> Principal Meridian, Linn County, Iowa described as follows;

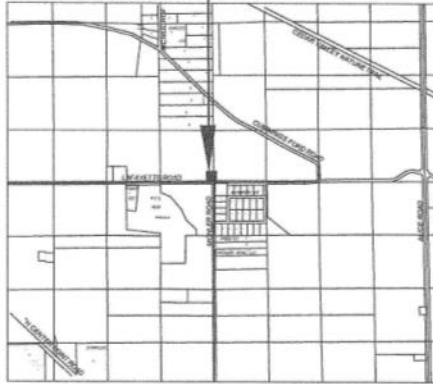
Beginning at the SE corner of said NE  $\frac{1}{4}$  NE  $\frac{1}{4}$ ;  
thence S89° 55' 44"W along the south line of said NE  $\frac{1}{4}$  NE  $\frac{1}{4}$ , 257.75 feet;  
thence N00° 28' 00"E, 367.05 feet;  
thence N89° 43' 24"E, 396.28 feet;  
thence S00° 37' 55"E, 367.05 feet to the south line of said NW  $\frac{1}{4}$  NW  $\frac{1}{4}$ ;  
thence S89° 22' 05"W along said south line, 145.58 feet;  
to the Point of Beginning;  
containing 3.37 acres which includes 0.37 acres of road right of way.





## FINAL PLAT HAND FARM FIRST ADDITION TO LINN COUNTY, IOWA

LOCATION MAP (NO SCALE)



### LEGAL DESCRIPTION

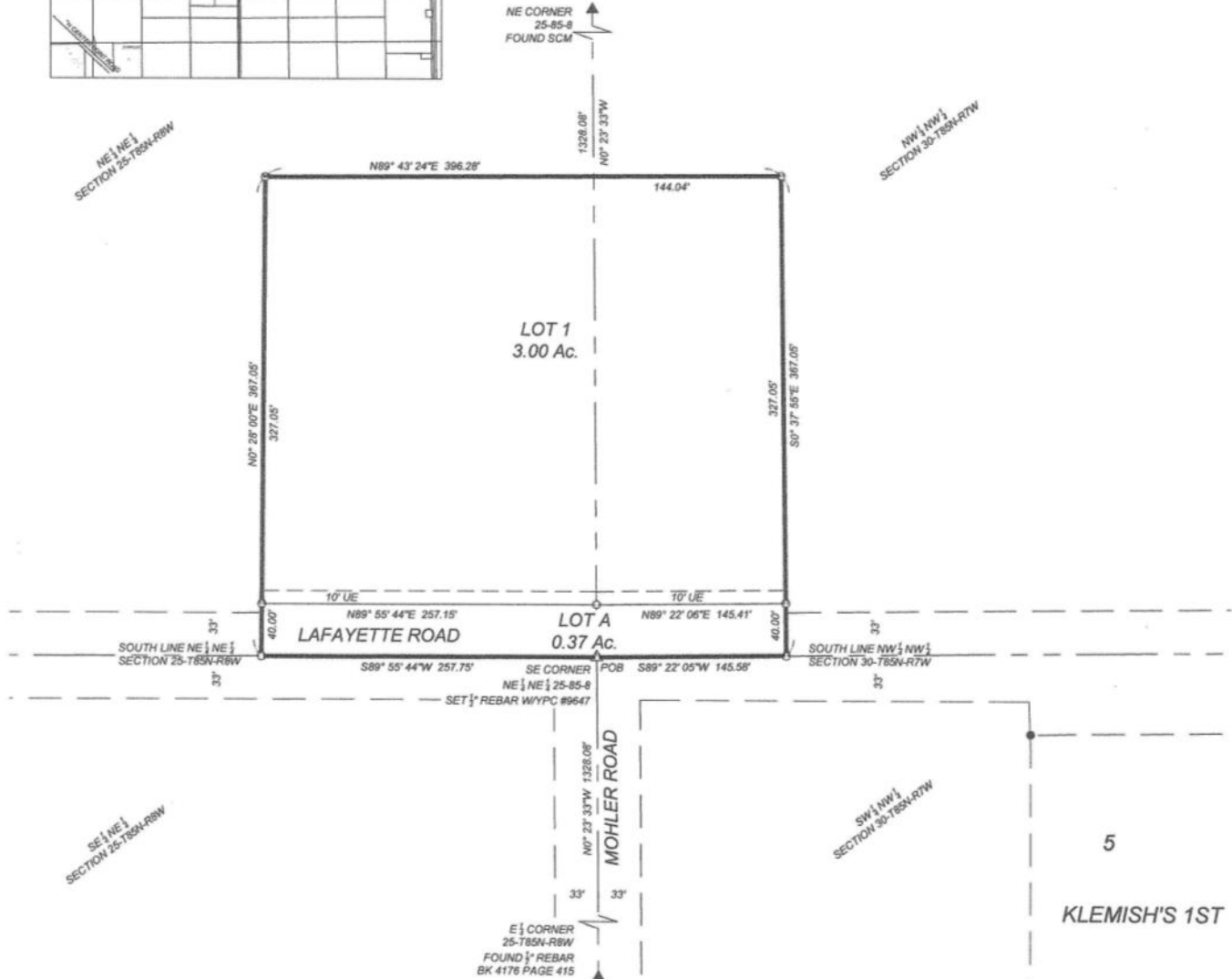
A part of the NE  $\frac{1}{4}$  NE  $\frac{1}{4}$  Section 25, Township 85 North, Range 8 West and a part of the NW  $\frac{1}{4}$  NW  $\frac{1}{4}$  Section 30, Township 85 North, Range 7 West of the 5<sup>th</sup> Principal Meridian, Linn County, Iowa described as follows;

Beginning at the SE corner of said NE  $\frac{1}{4}$  NE  $\frac{1}{4}$ ;  
thence S89° 55' 44" W along the south line of said NE  $\frac{1}{4}$  NE  $\frac{1}{4}$ , 257.75 feet;  
thence N00° 28' 00" E, 367.05 feet;  
thence N89° 43' 24" E, 396.28 feet;  
thence S00° 37' 55" E, 367.05 feet to the south line of said NW  $\frac{1}{4}$  NW  $\frac{1}{4}$ ;  
thence S89° 22' 05" W along said south line, 145.58 feet;  
to the Point of Beginning;  
containing 3.37 acres which includes 0.37 acres of road right of way.

NE CORNER  
25-85-8  
FOUND SCM

NE  $\frac{1}{4}$  NE  $\frac{1}{4}$   
SECTION 25-T85N-R8W

NW  $\frac{1}{4}$  NW  $\frac{1}{4}$   
SECTION 30-T85N-R7W



OWNER: BERNICE HAND REVOCABLE TRUST  
C/O TROY LOUWAGIE, HERTZ FARM MANAGEMENT  
P.O. BOX 50  
MOUNT VERNON, IA 52314

0 50 100 200

N

▲ FOUND SECTION CORNER

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**Photos:** 3 Acres m/l, Linn County, IA



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