



ACREAGE FOR SALE

WE ARE PLEASED TO PRESENT

5.97 Acres, m/l - Marshall County, Iowa

LOCATION: ½ mile west of State Center on County E41 (230th St. - Old Highway 30)

ADDRESS: 1243 230th St., State Center, IA 50247

LEGAL DESCRIPTION: Parcel "A" located in SW¼ SE¼ Section 4, Township 83 North, Range 20 West of the 5th p.m. (5.3 net taxable acres)

PRICE AND TERMS:

- \$340,000 **PRICE REDUCED** \$290,000
- 10% down, balance due in cash at closing.

DWELLING: 3 BR, 3 BA, split foyer frame home with attached double garage, main floor rebuilt in 2002. 1,872 SF on main floor and 1,300 SF on lower level. Windows replaced, furnace and AC installed in 2002.

OUTBUILDINGS:

- All Weather Shop: 32' x 72' (2,730 SF) with heat, AC and septic system. Two 9' x 11' garage doors.
- Steel Utility Building (West): 36' x 76' (2,625 SF). Concrete floor. Sliding doors on east (18' x 12') and south (14' x 10') - "garage" door on south. Built in late 1980s.
- Steel Utility Building (North): 54' x 72' (3,890 SF). Dirt floor. Sliding doors (27' wide) on north and south.
- Garage (Remodeled Crib): 15' x 32' (480 SF). Concrete floor. 8' tall overhead garage door on north.
- Three Bins: One 5,500 Bu. Bin with heat and stirator. One 6,000 Bu. bin and one 6,500 Bu. bin, both with air.

WELL: 250' drilled well located southwest of shop, for "outdoor" use.

SEPTIC SYSTEMS: Located north of dwelling and north of shop

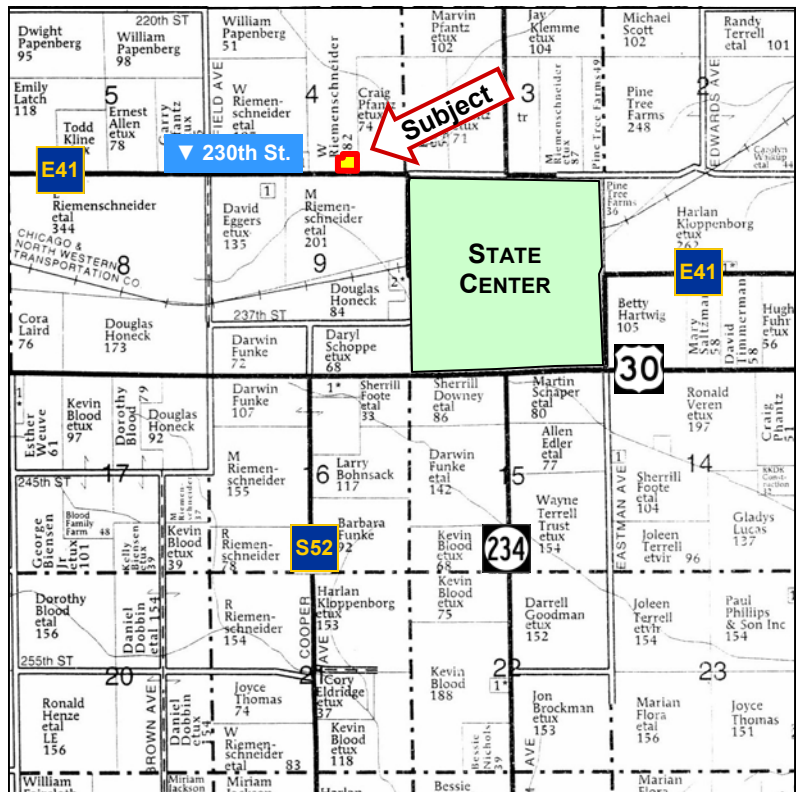
UTILITIES: State Center Municipal Service - 220 Volt Electrical service; Central Iowa Rural Water; No natural gas service.

TREES: Numerous shade trees around the property. Three apple trees east of dwelling. Two pear trees west of dwelling along road.

SCHOOL DISTRICT: West Marshall, State Center. Approximately 860 students enrolled in K-12.

POSSESSION: Ready for immediate possession at settlement.

COMMENTS: Dwelling and buildings are all well-maintained and in near new condition.



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The information in this brochure is from sources deemed to be reliable but it cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff.

PHOTOGRAPHS



Driveway View



Dwelling Built in 1979, Remodeled 2002



Back of Dwelling/Deck



All Weather Shop 32' x 72' & 6,500 Bu. Bin



36' x 76' Pole Building with Concrete Floor



54' x 72' Pole Building - 14' Doors



15' x 32' Garage



5,500 Bu. Bin and 6,000 Bu. Bin

ADDITIONAL PHOTOS COMING SOON TO WEBSITE - WWW.HERTZ.AG