



**340 Tower Park Drive P.O. Box 2396
Waterloo, IA 50704-2396
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WE ARE PLEASED TO PRESENT

FARMSTEAD WITH 2.61 ACRES M/L BLACK HAWK COUNTY, IOWA

OWNER: John and Kathy Cruse

ACREAGE ADDRESS: 12806 Wellman Rd., LaPorte City, Iowa 50651 – (Copy of Survey Attached).

PRICE AND TERMS: \$70,000

ESTIMATED RE TAXES AFTER SPLIT:

2011-2012, payable 2012-2013 - \$1,374 net, on 2.46 taxable acres.

POSSESSION: Negotiable – No current lease.

SCHOOL DIST: Union Community School District

ELECTRICITY: REC Urbana, IA

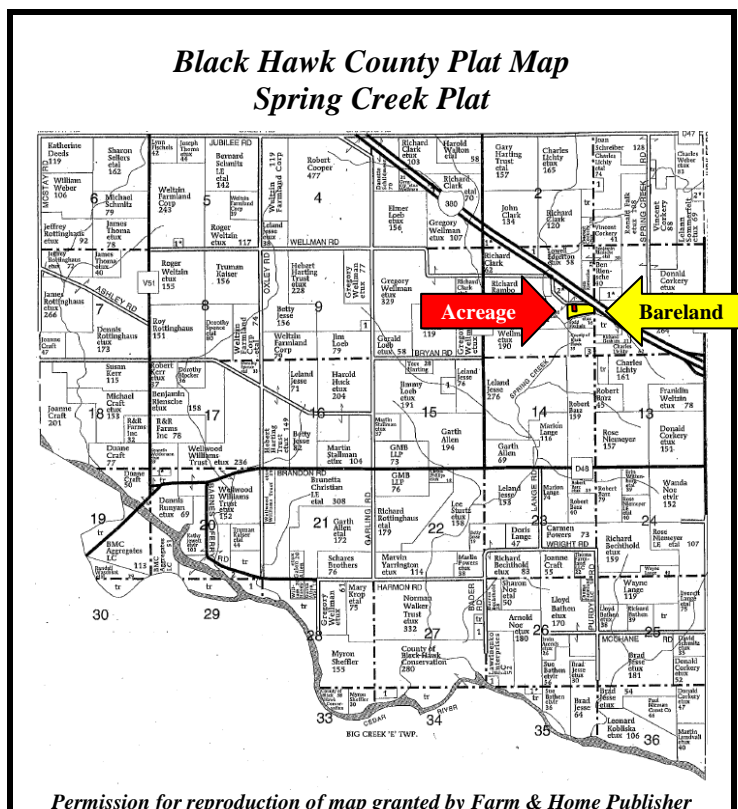
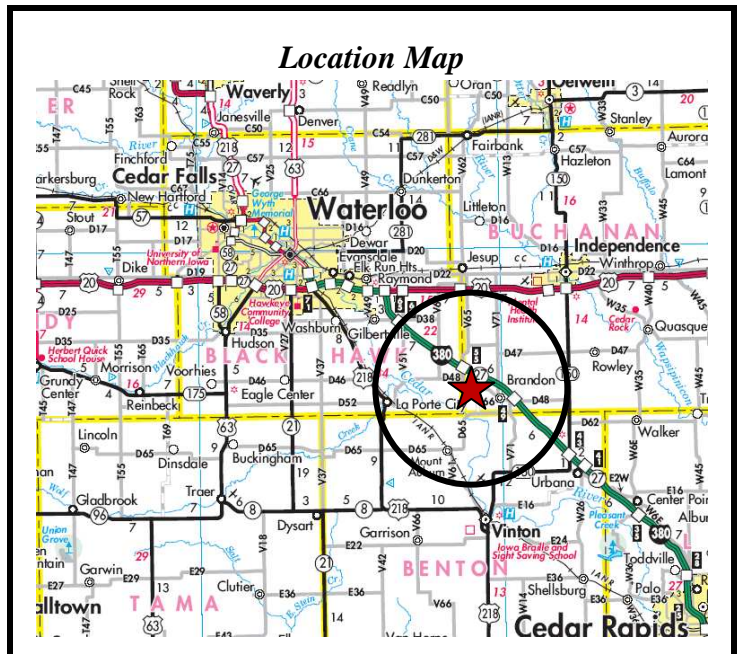
WELL: Drilled well that services the acreage is located on bareland parcel SE of the acreage. If the two parcels are sold separately, a Well Easement Agreement will be provided to acreage Buyer.

ACREAGE/DWELLING:

- Story and a Half frame house built in 1952 with lumber cut from trees native to the property by the original owner. 1-Story frame addition 1975, total finished sq. ft. 2080.
 - Lenox Furnace and Air Conditioner approximately 10 years old
 - 50 Gallon-AO Smith Gallon Electric Water Heater approximately 7 years old
 - All appliances remain.
 - Newer Well Pump – 2 years old – Installed by: St. Clair Plumbing LaPorte City
 - Updated Septic System
 - Full Cement Block Basement

- Vinyl Siding
- Detached Single Garage
- Overhead electric Wiring - No underground according to Sellers (Electricity provider is REC out of Urbana, IA).
- 1,000 gallon L.P. Tank is owned and goes with property currently serviced by Consolidated out of Jesup.

BUILDINGS: 44' X 50' Livestock Barn built in 1959.

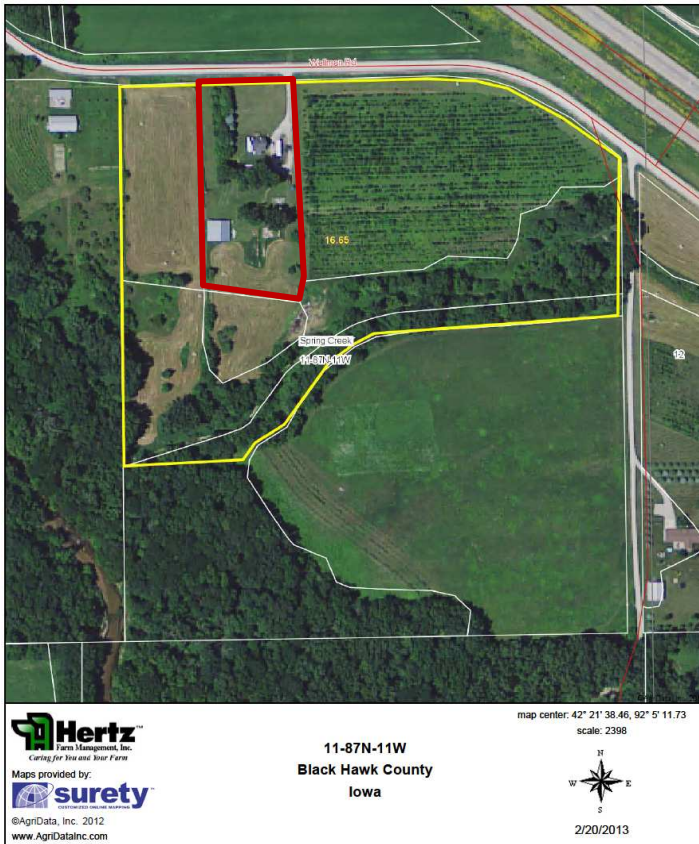


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AERIAL MAP
PHOTOS

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PHOTOS



COMMENTS: Rare opportunity to purchase a property with I380 visibility located on dead end road for a potential **ON PROPERTY BUSINESS**. The Amana Conservation Visitors Bureau currently pays \$100 annually to keep a billboard on the property. Entire property is being sold in “As Is Where Is” condition.

