



**We are Pleased to
Present for Sale
4.07 Acres m/l
Cedar County, Iowa**



***Lot 26, Hidden River Heights, Tipton, Iowa 52772
\$59,750***

- OWNERS:** William H. and Carolyn K. Kohl.
- ADDRESS:** The Neighbor's Address is – 51 Hidden River Drive, Tipton, Iowa 52772. Use this address in your GPS unit and it will get you to the lot.
- LOCATION:** From Interstate 80 and Highway 38: north on Highway 38 for 1 ½ miles to Cemetery Road, 1st left on Hidden River Court, ½ mile turn left on Hidden River Drive at the end of the Cul-de-sac.
- LEGAL DESCRIPTION:** Lot 26, Hidden River Heights.
- PRICE & TERMS:** \$59,750 - 5% upon acceptance of offer and balance at closing.
- POSSESSION:** Negotiable.

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

TAXES: 2011–2012, payable 2012–2013 – \$432.00 net.

SCHOOL DISTRICT: Tipton Community School District.

HOUSE/OUTBUILDINGS: None.

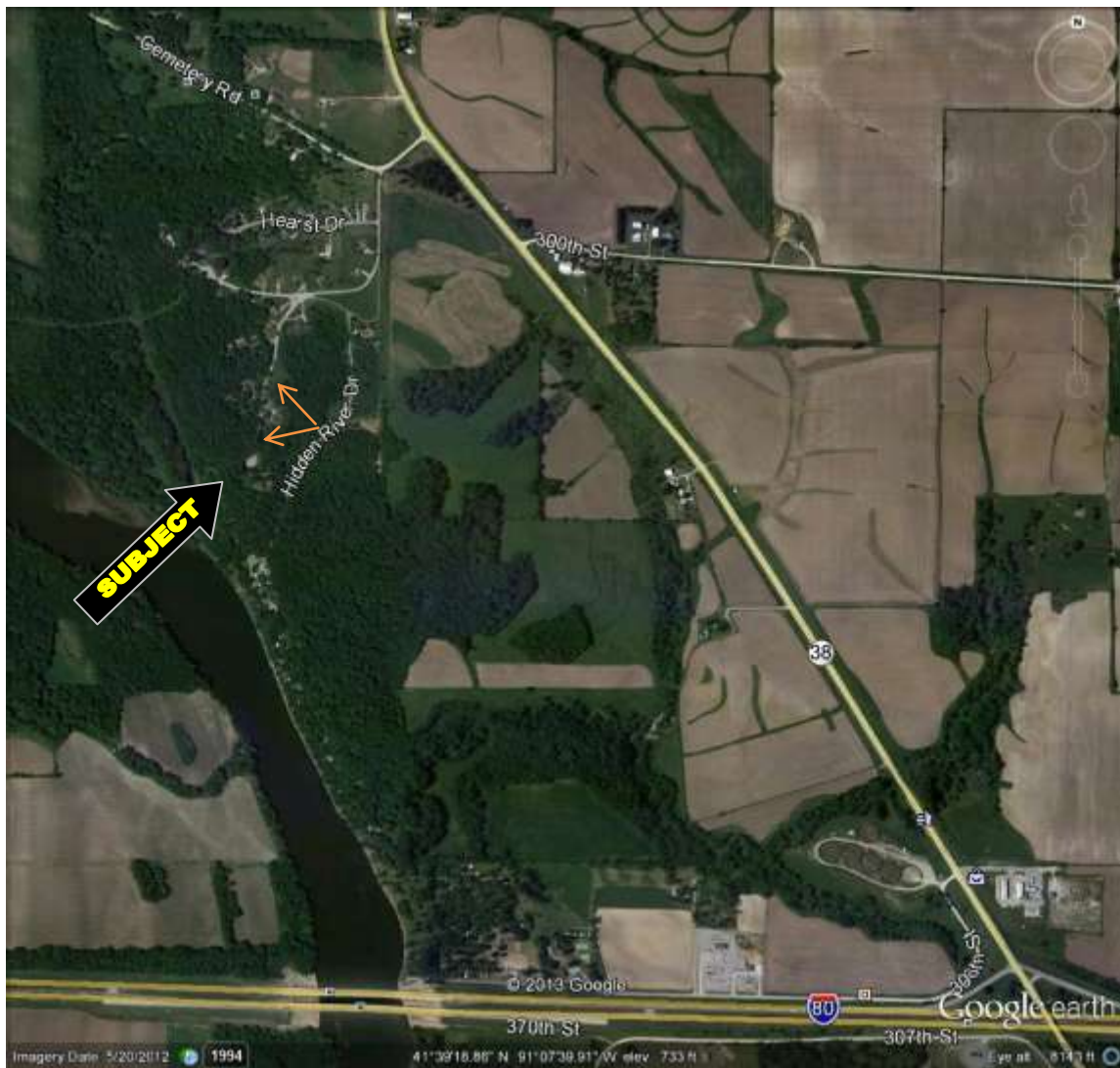
WELL: Home Owners Well and Water Association fee (\$150 twice a year).

BROKER'S COMMENTS: Enjoy the quiet surroundings with a large 4.07 acre lot. A beautiful setting with mature timber. Build your dream home on this attractive lot located at the end of a cul-de-sac. Located 2 miles north of Interstate 80, Tipton Exit 267, with an easy commute to Iowa City, Muscatine, and the Quad Cities!



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Google Earth Aerial Image



WE ARE PLEASED TO OFFER THESE SERVICES

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FOR MORE INFORMATION EMAIL: TROYL@HERTZ.AG OR RYANK@HERTZ.AG

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