



**We are Pleased to
Present for Sale**

**House and 2.5 Acres m/l
Benton County, Iowa**



**2871 69th Street, Atkins, Iowa 52206
\$139,500**

OWNER:	Weichman Trust.
LOCATION:	From Atkins: 1 mile west on Highway E44, 2 miles north on Highway W26 and 3 ½ miles west on 69 th Street.
LEGAL DESCRIPTION:	Parcel "A" located in the SE ¼ of the SE ¼ of Section 6, Township 83 North, Range 9 West of the 5 th P.M., Benton County, Iowa.
PRICE & TERMS:	\$139,500 - 5% upon acceptance of offer and balance at closing.
POSSESSION:	Negotiable.
TAXES:	2010-2011, payable 2011-2012 – \$1,136.00. There are 2.26 taxable acres.

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.

SCHOOL DISTRICT:	Benton Community School District
HOUSE:	This is a well-cared for two-story Victorian country home that was built around 1890. It consists of 2,200 finished square feet above ground. There are four bedrooms and one full bath. House includes beautiful oak floors and oak woodwork.
Main Level:	
Kitchen:	12' x 16'; oak cabinets, vinyl floor.
Pantry:	5' x 8'; vinyl floor.
Closet/Porch:	6' x 8'; hardwood floors.
Dining Room:	15' x 17'; wood-burning stove, hardwood floors.
Living Room:	15' x 15'; 2 sets of pocket doors, hardwood floors.
Bedroom:	11' x 15'; pocket doors, closet, hardwood floors.
Upper Level:	
Master Bedroom:	15' x 15' 5"; closet, wood floors.
Southwest Bedroom:	11' 5" x 15'; closet, wood floors.
Northwest Bedroom:	12' x 16'; closet, wood floors.
Bathroom:	8' x 11'; tub, stool, vanity, closet, wood floors.
Walk-up Attic:	Unfinished.
Basement:	There is a shower, stool and sink located in the basement and washer and dryer hook-ups.
Pressure Tank:	Located in basement.
Water Softener:	Rented unit.
Breaker Box:	150 Amp.
Furnace:	LP forced air.
Hot Water Heater:	Electric – 50 gallon.
WELL:	There is a drilled well located southwest of the house.
SEPTIC SYSTEM:	The septic system is located southeast of the house. It consists of a 1,500 gallon tank and 300 feet of leach field. The system was installed in November 2002.
WINDBREAK:	There is an attractive windbreak located northwest of the house. It consists primarily of Blue Spruce and Pine.
BROKER'S COMMENTS:	This is a well-cared-for, four bedroom country home located in rural Benton County. It includes four bedrooms and one full bath and beautiful oak floors and wood work. This beautiful Victorian home is located on an attractive rural setting.

PHOTOS



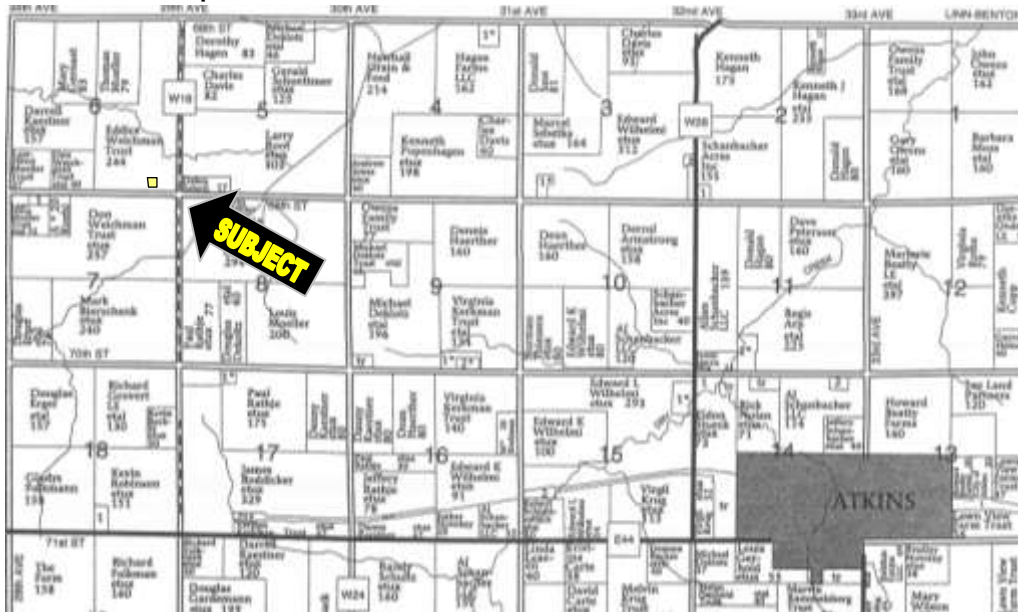
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less.

PHOTOS



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.

Plat Map



Permission for reproduction of map granted by Farm & Home Publishers

Aerial Map



WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

FOR MORE INFORMATION EMAIL: TLOUWAGIE@MTV.HFMGT.COM CELL: 319-721-4068

102 PALISADES ROAD ✦ MT. VERNON IA ✦ 52314 ✦ PHONE: 319-895-8858 ✦ WWW.HFMGT.COM

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.