

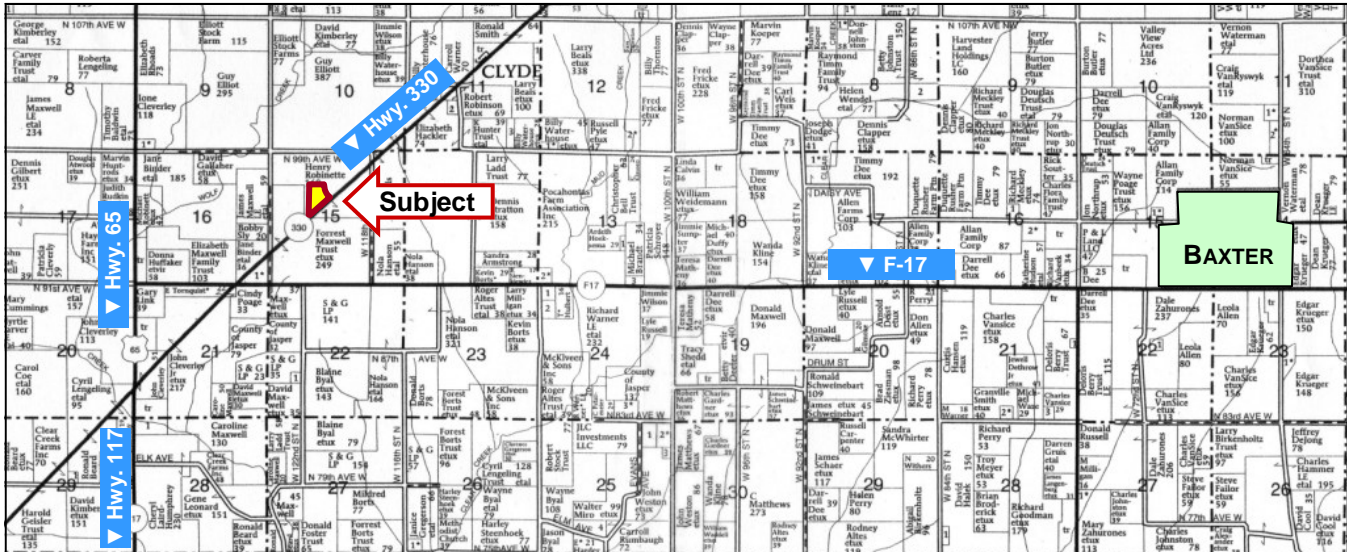


ACREAGE FOR SALE

WE ARE PLEASED TO PRESENT

17.13 Acres, m/l - Jasper County, Iowa

9573 Hwy. 330 N. , Collins, IA 50055



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DIRECTIONS TO PROPERTY: 7 miles west of Baxter on F17 to Hwy. 330, then northeast 1 mile. -OR- 6 miles south of Collins on Hwy. 65, east on F17 1 mile, then 1 mile northeast on Hwy. 330.

LEGAL DESCRIPTION: Parcel "B", NW¼ Section 15 in Township 81 North, Range 21 West of the 5th p.m. (Clear Creek Twp.)

PRICE AND TERMS:

- ~~\$190,000~~ **PRICE REDUCED - \$180,000**
- •10% down, balance due in cash at closing.

REAL ESTATE TAX (estimated based on final survey):

Payable in 2010-2011: \$1,190

IMPROVEMENTS: 1,343 square foot ranch house, built in 1910, with 2 bedrooms, 1 bath, fireplace and 2 car attached garage. Dishwasher and oven included. Property also includes machine shed, barn, bins and more.

SERVICES:

School District: Collins-Maxwell-Baxter
Utilities: Mid-American Energy
Water: Central Iowa Water
Telephone: Iowa Telecom
Trade Centers: Marshalltown & Des Moines

POSSESSION: As agreed.

COMMENTS: Nice location along 4 lane Hwy. 330. Mix of pasture and timber with pond.



For additional information, contact Marv Huntrods

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AERIAL MAP & PHOTOS



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