



# WE ARE PLEASED TO PRESENT

***Caring for You and Your Farm***

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Mason City, IA 50401

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www.hfmgt.com

**4.07 Acres m/l**

**Cerro Gordo County, Iowa**

**OWNERS:** Sterling and Vicki Young. Sterling is a real estate broker licensed in the state of Iowa and employed at Hertz Farm Management, Inc..

**LOCATION:** From Highway 18 in Clear Lake, 2 miles north on North 8th Street, which turns into Grouse Avenue (County Road S28).

**ADDRESS:** 19138 Grouse Avenue, Clear Lake, Iowa, 50428

**LEGAL DESCRIPTION:** 4.07 acres, m/l, located in SE1/4, Section 36, T97N, R22W, Grant Township, Cerro Gordo County. Exact legal to be taken from abstract. Plat of survey available upon request.

**PRICE AND TERMS:** \$247,900 cash; 10 percent down; balance due at closing.

**POSSESSION:** Negotiable.

**REAL ESTATE TAX:** \$1,572 due in Fiscal Year 2010/11.

Gross Acres	4.07 m/l
Road	.61 m/l
Net Taxable	3.46 m/l

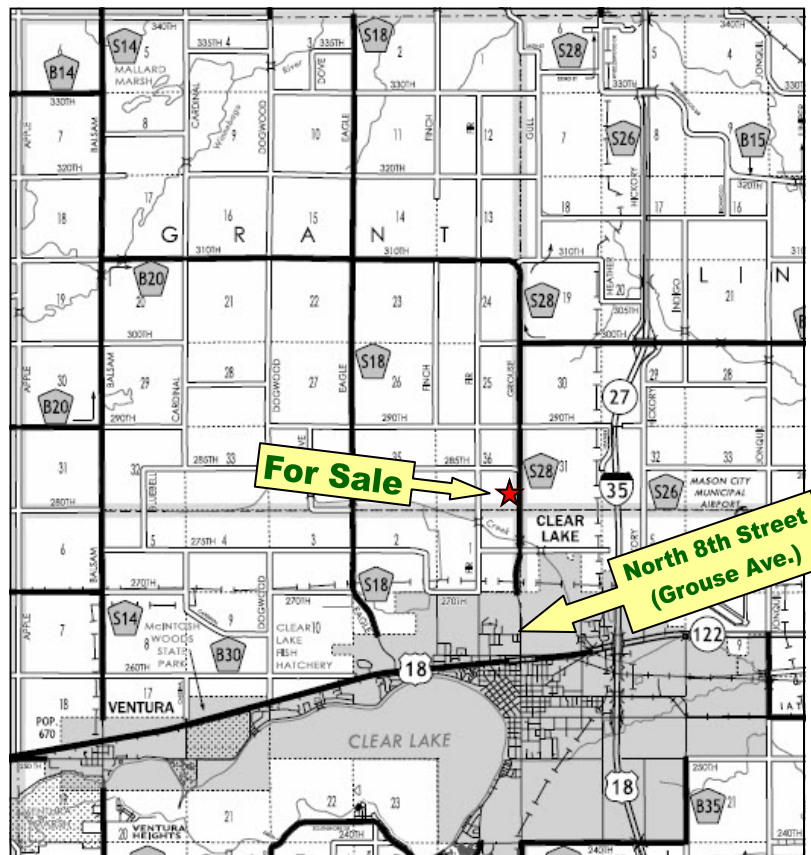
**SCHOOL DISTRICT:** Clear Lake, Iowa.

**PROPERTY DESCRIPTION:** Attractive acreage located near Clear Lake on paved road.

**HOUSE:** 1.5-story with 4 bedrooms and 2 bathrooms, kitchen, dining room, living room w/ fireplace, family room, attached 2-stall garage.

**OTHER IMPROVEMENTS:** Barn w/ hay loft, cattle shed, fenced pasture, machine shed, private well and septic system (see accompanying photos).

**FOR MORE INFORMATION:** Contact Gary Loos at the above number or e-mail at gloos@mc.hfmgt.com.



*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff.*





More photos available upon request.

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