



**340 Tower Park Dr. P.O. Box 2396
Waterloo, IA 50704-2396
Ph: 319-234-1949 Fax : 319-234-2060**

WE ARE PLEASED TO PRESENT

**8.99 Acres
Black Hawk County
Evansdale, Iowa**

OWNER: Loverne C. Card & Maxine L. Card and Card Family Trust

LOCATION: Close to I-380 interchange with River Forest Road.

LEGAL: Fractional part of Section 1, T88N, R13W of the 5th P.M. all in Black Hawk County.

ADDRESS: Two houses are known as 1122 River Forest Rd. and 1104 River Forest Rd., Evansdale, Iowa 50707.

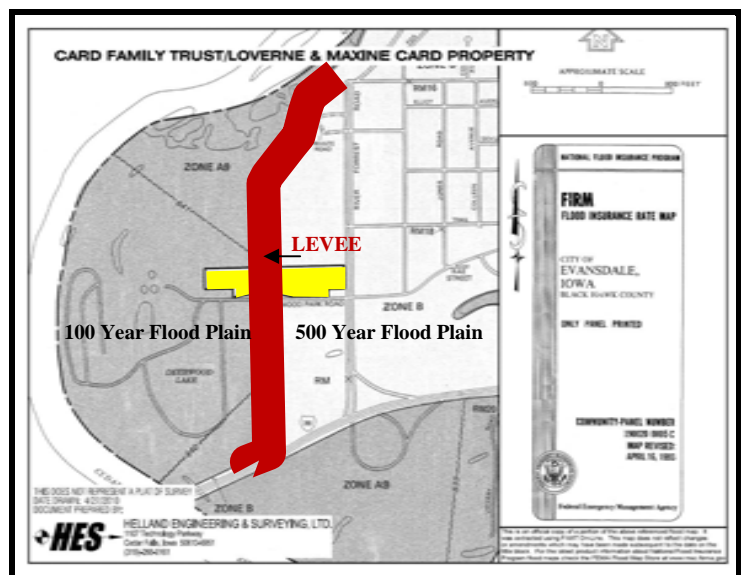
PRICE/TERMS: \$134,900.00 – 10% earnest money with offer and balance in cash at closing.

RE TAXES: 2009-2010, payable 2010-2011 - \$1,614.00 net tax on 8.99 taxable acres.

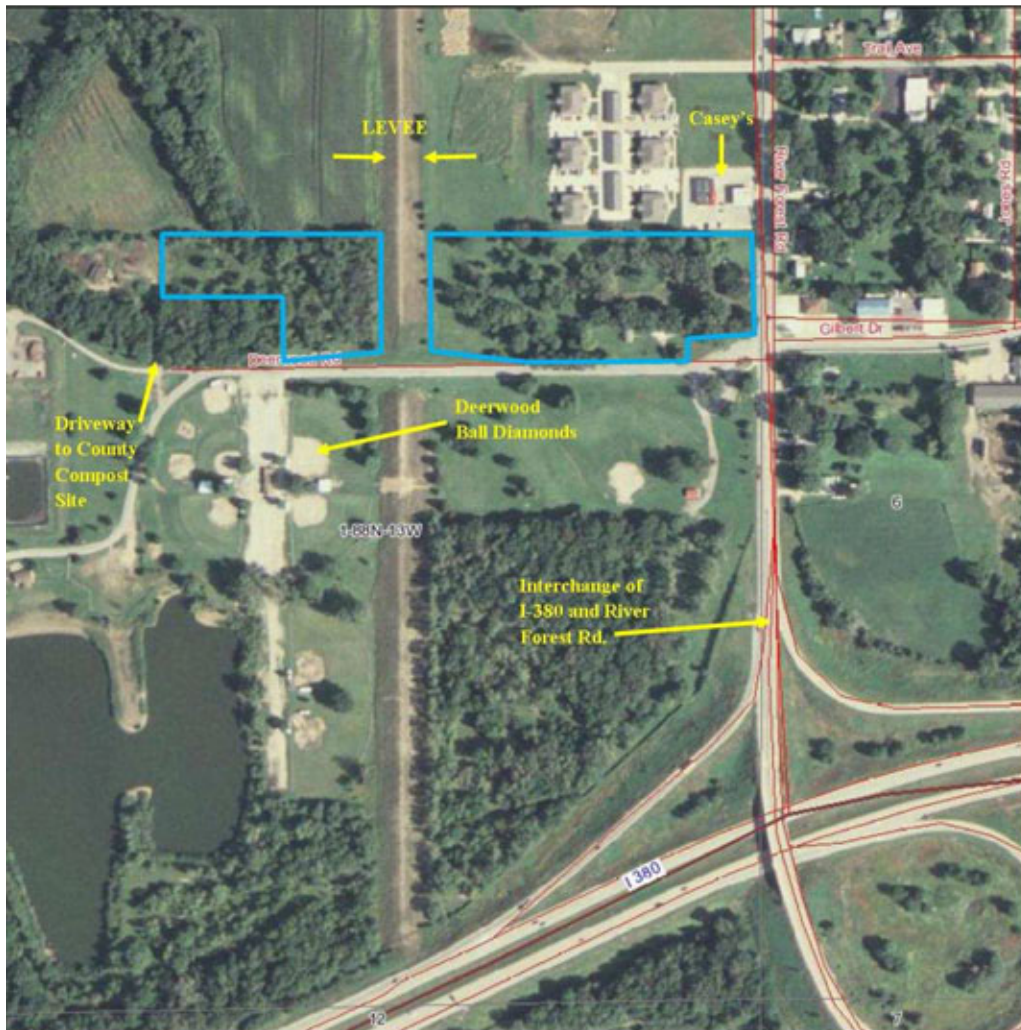
POSSESSION: Negotiable.

SCHOOL DIST: Waterloo Community Schools

COMMENTS: This is a prime location for commercial use, minutes from Waterloo.
Property is adjacent to Casey's General Store and apartment complexes.
Next to Deerwood Ball Park diamonds and camp facilities.
Pre-formed retention pond.
Current dwellings are rented out on a month to month lease.
The land lying east of the levee up to River Forest Road, 5.42 acres m/l, is in the 500 year flood plain and is not in the 100 year flood plain. The land lying west of the levee, 3.57 acres m/l, is currently in the 100 year flood plain.



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



DWELLING #1: 1122 River Forest Rd. Single family dwelling, one story frame built in 1951. 704 square feet, 2 bedrooms, 1 full bath, kitchen and living room. Half basement, natural gas furnace, no central air.

DWELLING #2: 1104 River Forest Rd. Single family dwelling, story and a half frame built in 1939. 572 square feet finished on main level, fully finished attic. Two bedrooms, one on main level, one on upper level. One full bathroom on upper level, kitchen, dining room and living room all on main level. Full basement, natural gas furnace, no central air. Detached garage 380 square ft.



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