



**We are Pleased to
Present for Sale
House, Buildings and 7.5 Acres m/l
Linn County, Iowa**



1135 Upper Boulder Road, Central City, Iowa 52214
~~\$132,500~~ - \$117,500

OWNER:	Dennis and Monica Price
LOCATION:	From Coggon: One mile east on Highway 13, $\frac{3}{4}$ mile south on Nugents Road, and 1 $\frac{1}{2}$ miles east on Upper Boulder Road.
LEGAL DESCRIPTION:	House, buildings and 7.5 acres more or less located in SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7, Township 86 North, Range 5 West of the 5 th P.M., Linn County, Iowa. The exact legal description and acres to be determined by a survey.
PRICE & TERMS:	\$117,500.00 \$132,500.00 - 5% upon acceptance of offer and balance at closing.
POSSESSION:	Negotiable.
TAXES:	To be determined.
SCHOOL DISTRICT:	North Linn Community School District.

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.

HOUSE:	This is a two-story home that was built around 1920 and consists of 1,368 finished square feet. There are three bedrooms and a full bath on the second level. Updates include a steel roof and vinyl siding.
MAIN LEVEL:	The main level includes a dining room, kitchen/laundry room, and large open living room area, which includes an open staircase.
UPPER LEVEL:	The upper level includes three bedrooms and one full bath.
BASEMENT:	There is a full basement. The furnace, pressure tank, hot water heater and breaker box are located in the basement.
WELL:	The well is located north of the house.
SEPTIC SYSTEM:	A new septic tank and leach field was installed in May 2010. This is located south of the house.
LP TANKS:	The 1,000 gallon LP tank located north of the house is rented from Three Rivers FS. The remaining tanks are owned by the seller and are reserved.
OUTBUILDINGS:	There are numerous outbuildings that would ideally work for livestock or storage. Most of the buildings have newer steel on the roof and sides.
BINS:	There are two grain bins that could be rented out for additional income.
FENCE AGREEMENT:	Buyer is responsible to construct and maintain a livestock tight fence around the perimeter of this property, if a fence is needed by the buyer or requested by the adjoining landowner.
BROKER'S COMMENTS:	This is an opportunity to purchase a well cared for country home and outbuildings. The outbuildings provide plenty of room for livestock and storage. There is a nice pasture area for livestock.

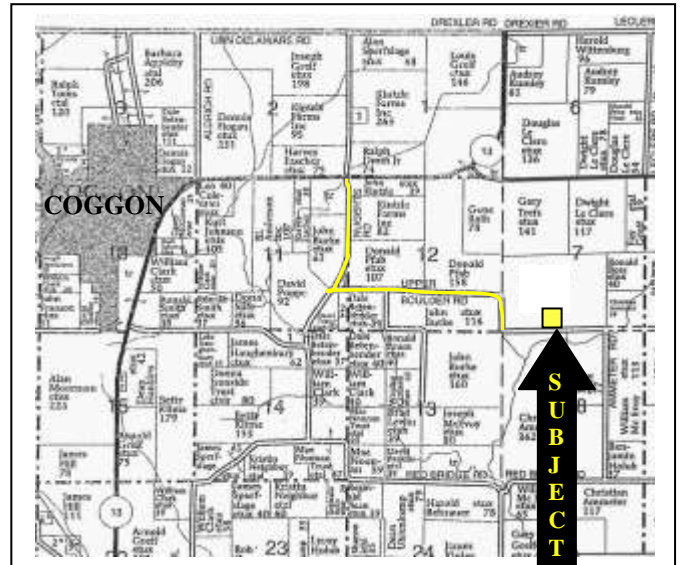


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Aerial Map



Plat Map



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