



**We are Pleased to
Present for Sale
Acreage - 4 Acres m/l
Clinton County, Iowa**

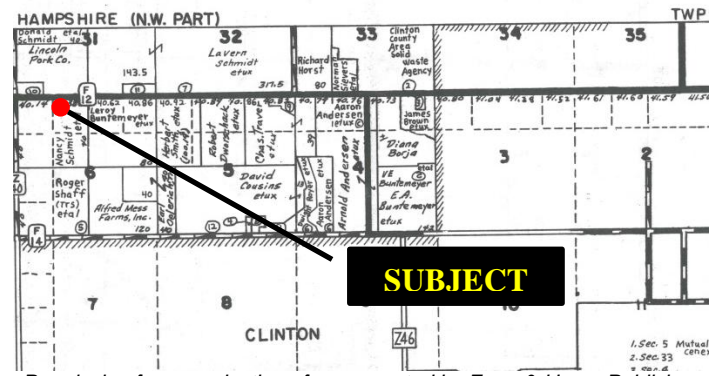
OWNERS:	Nancy E. Schmidt and Virginia R. Pirch
LOCATION:	3 miles west of Clinton on 220 th Street or 2 miles east of Elvira on 220 th Street, or 3 miles north of Highway #30.
ADDRESS:	4035 220 th Street, Clinton, Iowa 52732
LEGAL DESCRIPTION:	The exact legal description to be determined by survey.
PRICE & TERMS:	\$156,000.00 - 10% upon acceptance of offer and balance at closing.
POSSESSION:	Negotiable.
TAXES:	Taxes to be determined once the Residential Parcel Split is complete.
SCHOOL DISTRICT:	Northeast Community School District.
HOUSE:	
Main Floor:	Kitchen, dining room, family room and bathroom.
Upper Level:	3 bedrooms.
Basement:	Limestone foundation, basement is wet when it rains.
MACHINE SHED:	30' x70'; dirt floor.
WELL:	6" steel well casing, depth unknown.
SEPTIC SYSTEM:	Northwest of house.
ELECTRIC:	100 amp electrical service in house. REC, Wilton.
FENCE:	Buyer responsible for installation and maintenance of perimeter fence.
RESERVED ITEMS:	LP tanks and fertilizer tanks are reserved by Seller.
BROKER'S COMMENTS:	Attractive home site.

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.

Aerial Map



Plat Map



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WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

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