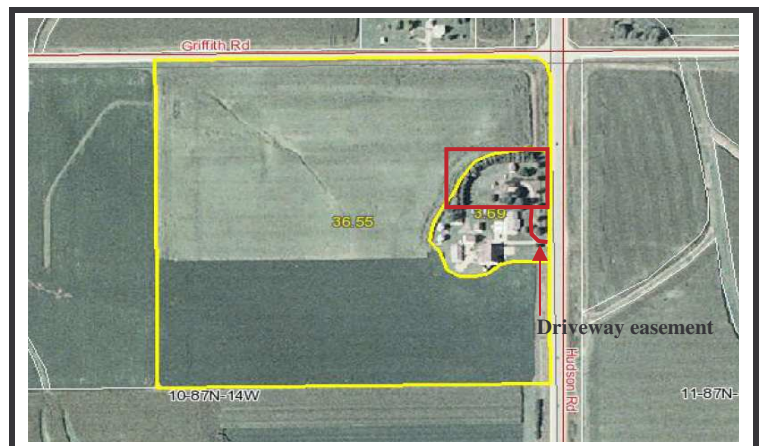
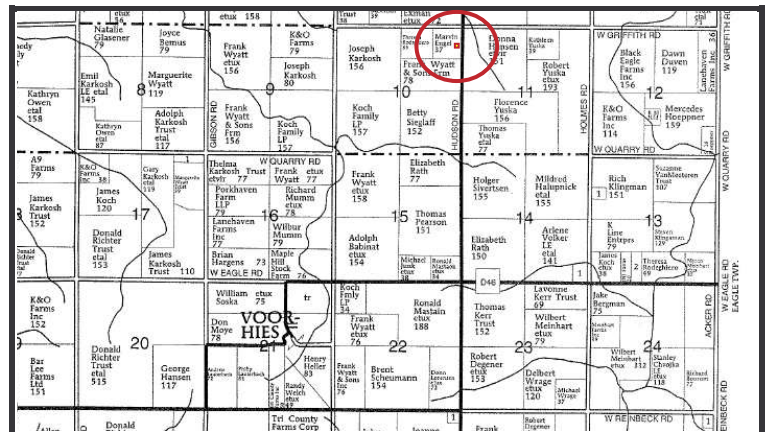
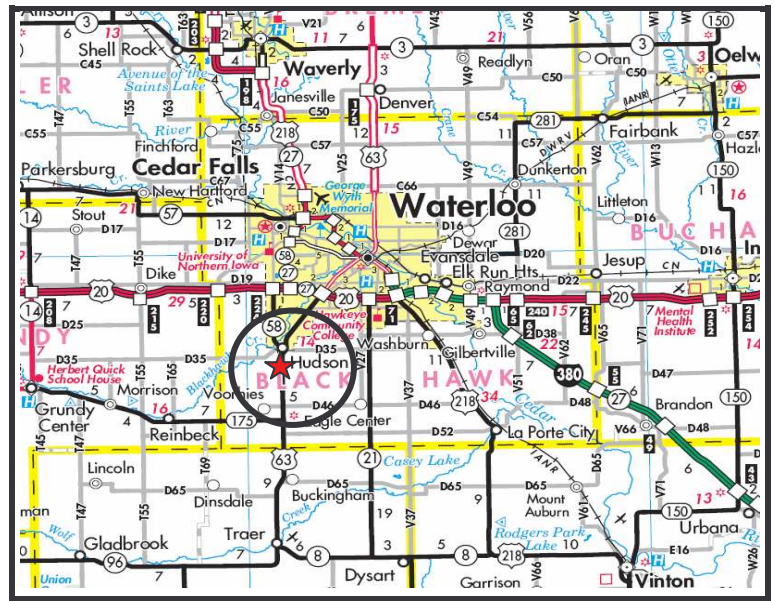




340 Tower Park Dr. P.O. Box 2396
 Waterloo, IA 50704-2396
 Ph: 319-234-1949 Fax : 319-234-2060

WE ARE PLEASED TO PRESENT

**1.5 Acres m/l to be Surveyed
 (additional acres available)
 Black Hawk County
 Hudson, Iowa**



LOCATION: Approximately 2 miles South of Hudson on Hwy. 63.

ADDRESS: 10102 S. Hudson Rd. (Hwy. 63), Hudson, IA 50643

PRICE/TERMS: \$129,500.00

RE TAXES: 2009-2010, payable 2010-2011 - \$1,898 est

POSSESSION: Negotiable

SCHOOL DIST: Hudson Community School District

RURAL WATER: Yes - Central Iowa Rural Water

WELL: Drilled well on farmstead.

OUTBUILDINGS: None

SEPTIC: Sellers are aware Septic System does not have a leach field and would not pass a DNR inspection and will require a new system.

There will be a permanent driveway easement to access the acreage directly South (10162 S. Hudson Road).

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- DWELLING
- 2-Story frame house built in 1899, 1-Story frame additon 1975, total finished sq. ft. 2,080.
 - New Windows Throughout
 - New Carpet
 - Amana Air Command 90 – High-Efficiency Furnace
 - Richmond - 50 Gallon Electric Water Heater
 - Newer Roof
 - Aluminum Siding
 - LP Tank - Rental
 - Attached Garage 624 sq. ft.

• **1,296 Finished sq. ft. on main level consisting of the following:**

- Half Bath Main Level– 4’x 4’3”
- Updated Kitchen – 11’6” x 9’6”
- Whirlpool Electric Oven
- Large Living Room/ Dining Area – 27’ x 13’3”
- Family Room/Fireplace – 18’4” x 15’3”, vaulted Wood Ceiling, Built-in Shelves, Gas/ Woodburning Fireplace
- Office/Den – 7’8” x 11’2”
- Main Floor Laundry



- **784 Finished sq. ft. on second level consisting of the following:**
 - 3 Bedrooms on 2nd level
 - BDR #1 – 13’3” x 12’5” with 2 closets
 - BDR #2 – 14’3” x 13’3” with 2 closets
 - BDR #3 – 11’1” x 10’3” with 1 closet
 - Full Bathroom - 10’4” x 9’6” with double sink/linen closet/dressing area
- Full Basement – (14 x 30’6”partially finished area)

COMMENTS:

Great location on a main Highway, minutes from Hudson Schools and Waterloo/Cedar Falls. Recently updated main level with open floor plan. Sellers own the bare land adjacent to this acreage. Large conifer windbreak North and West of dwelling included with this property.

Exact acres agreed upon between Buyer and Seller will be surveyed at Seller’s expense prior to closing.



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