



340 Tower Park Dr. P.O. Box 2396  
Waterloo, IA 50704-2396  
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## WE ARE PLEASED TO PRESENT

1.8 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:** 10162 S. Hudson Rd. (Hwy. 63), Hudson, IA 50643

**PRICE/TERMS:** \$229,500.00

**RE TAXES:** 2009-2010, payable 2010-2011 - \$2,858 est

**POSSESSION:** Negotiable.

**SCHOOL DIST:** Hudson Community Schools

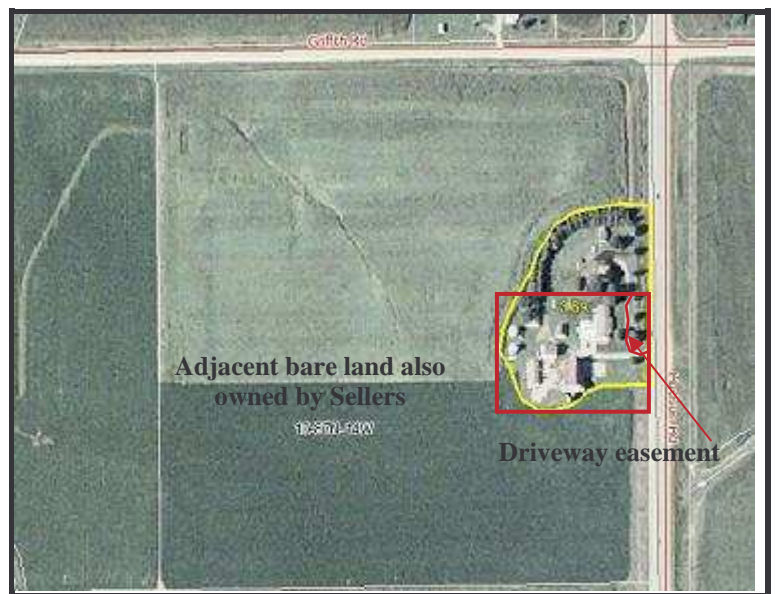
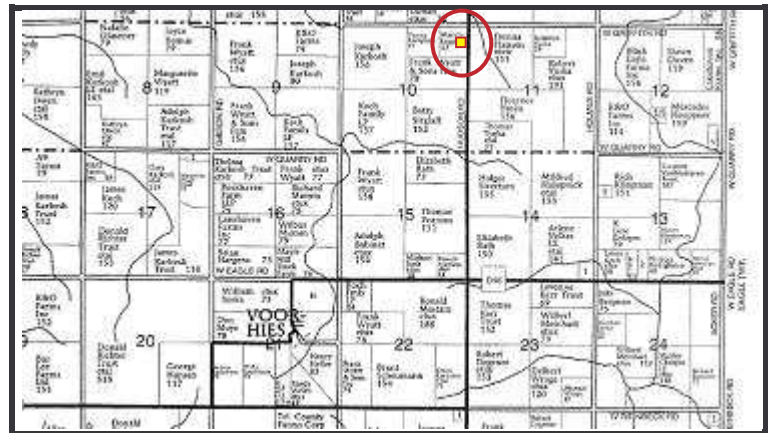
**RURAL WATER:** Yes – Central Iowa Rural Water.

**WELL:** There is not a well on this property.

**SEPTIC:** There is a modern septic system with leach field that has already passed the DNR Inspection.

**COMMENTS:** Great location on a main Highway, minutes from Hudson Schools, and Waterloo/Cedar Falls. Very nice modern home with oversized insulated and heated garage/shop. Sellers own the bare land adjacent to this acreage. There is a permanent driveway easement granted by the owner of the property to access the acreage directly to the North (10102 S. Hudson Road).

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



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



*View of front of house*



*Kitchen area*



*Living room view from kitchen*



*Master Bedroom*

#### DWELLING:

- Newer 1-Story frame house built in 2004, 1,860 finished sq. ft. on main level.
- Window Treatments included
- High Efficiency Furnace – Century Conquest 90
- Central Air
- Enclosed Sun Porch -24' x 16' (384 sq. ft.)
- Covered Open Front Porch -32' x 8' (256 sq. ft.)
- 1 Sump Pump
- 1 Sewer Lift Pump
- Whirlpool 58 Gallon Electric Water Heater
- Full Unfinished Basement, Poured Concrete Foundation
- Vinyl Siding
- 1,000 gal. LP Tank at back of property by grain bins will be removed.
- **Main level consists of the following:**
  - 3 Bedrooms
    - Master BDR – 14'3" x 13'11" with walk-in closet 4'10" x 8'7"
    - BDR #2 – 8'1" x 14' 3" with closet
    - BDR #3 – 14'2" x 13' with closet
  - 2 Baths
  - Kitchen – 15'10" x 10'5"
    - Walk-in Pantry
    - Lots of Oak Cupboards, Counter Space
    - Kenmore Refrigerator
    - Whirlpool Oven
    - Built in Kenmore Dishwasher
    - Disposal
  - Dining Area – 13'2" x 10'5"
  - Living Room – 18'5" x 14'2"
  - Den/Office - 10'7" x 15'
  - Main Floor Laundry – 5'6" x 8'11" - Whirlpool Electric Washer / Dryer
- Detached Metal Insulated/Heated Garage/Shop 1,440 sq. ft.
  - 2 Overhead Doors/ Openers
  - 110 and 220 Electrical Service
- Poultry House – 30' x 16' (480 sq. ft.)
- Flat Barn – 72' x 56' (4,032 sq. ft.)
- Crib – 36' x 27' (972 sq. ft.)
- Machine or Utility Building – 60' x 32' (1,920 sq. ft.) partially cemented
- Grain Storage (currently rented out)
  - 1 -5,009.87 bushel steel drying bin 18' x 21'
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- Livestock Building - 60' x 32' (1,920 sq. ft.)

