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WE ARE PLEASED TO PRESENT

**5.52 Acres m/l
Winneshiek County, Iowa**

OWNER: Sondra Webb Craft

LOCATION: 1845 314th Street, Decorah, IA 52101
North of Decorah on W38, turn west on Canoe Valley Road, and then turn right on 314th Street.

LEGAL: Lot 1 and Lot 2 in the NW1/4 of SW 1/4 of SW 1/4 of Section 14, T99N-R8W

PRICE/TERMS: \$310,000.00 10% down with offer;
balance in cash at closing.

RE TAXES: 2008-2009, payable 2009-2010, \$2,082.00 on
5.52 net acres

POSSESSION: Negotiable – The seller wishes to have at
least 30 days between acceptance of an offer and closing.

SCHOOL DIST: North Winneshiek community Schools



MAIN FLOOR: Built 2000, 1,556 sq ft, Includes: kitchen, pantry, living room, den, master bedroom, master bath, half bath, 1 stall attached 14' x 24' garage, 8' x 9' open porch, 192 sq ft screened in porch, 448 sq ft wooden deck over patio.

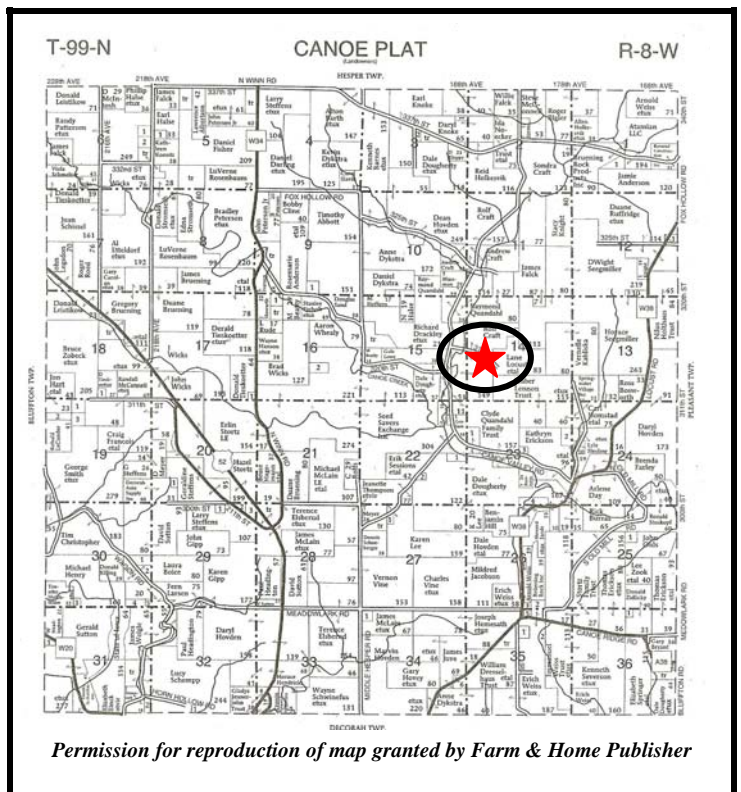
BASEMENT: Full with 1080 finished sq ft. walk out basement to a 496 sq ft patio. Insulated concrete walls except the west walk out side. Includes: full bath, family room, storage/furnace area, kitchen area, free-standing gas stove.

MACHINE/CATTLE SHED: Partial concrete floor garage area, steel building, 40' x 64', 2,560 sq ft.

WELL: The well for the property is located on the adjoining property to the north. A recorded 95 year well agreement is in place with approximately 85 years remaining.

FENCE: The fences around the acreage are shared with the adjoining neighbors. The east boundary fence is approximately 35 feet west of the east boundary.

COMMENTS: Kitchen was custom built with 2 butcher block rolling counters. Master bath has a shower and whirlpool tub. Property over looks Canoe Creek and pasture land. There is a running spring located on the property. The house is on the edge of a timber setting.





1 stall garage



Shed with garage



**Finished basement with free standing
Gas stove**



Wood Deck



Kitchen/dining Area



Living room

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