



**We are Pleased to  
Present for Sale  
House, Buildings and 4 Acres m/l  
Jones County, Iowa**



**6949 Highway 1, Martelle, IA 52305  
\$189,500**

<b>OWNER:</b>	Hilda H. Goldsmith
<b>LOCATION:</b>	From Martelle: 1 mile north on Highway 1 on the left side of the road.
<b>LEGAL DESCRIPTION:</b>	House, buildings and 4 acres m/l located in the NW ¼ NE ¼ of Section 6, Township 83 North, Range 4 West of the 5 <sup>th</sup> P.M., Jones County, Iowa. The exact legal description to be determined by survey.
<b>PRICE &amp; TERMS:</b>	\$189,500 - 5% upon acceptance of offer and balance at closing.
<b>POSSESSION:</b>	Negotiable.
<b>TAXES:</b>	To be determined.
<b>SCHOOL DISTRICT:</b>	Anamosa 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.*

<b>HOUSE:</b>	This is a one story ranch home that was built around 1952 and includes 1,620 square feet of finished living space on the main level. There are 3 bedrooms and 1 ½ bathrooms. There are oak hardwood floors in the bedrooms and living room. There is a full basement with a poured foundation.
<b>MAIN LEVEL:</b>	
<b>Eat In Kitchen:</b>	11' 10" x 19'; wood cabinets, ceiling fan, adhesive floor tile.
<b>Living Room:</b>	21' 5" x 25' 4" (8' 2" x 11' 6" notched out); oak hardwood parquet flooring.
<b>Bathroom:</b>	8' x 8' 4"; vanity, tub, stool.
<b>½ Bathroom:</b>	4' 6" x 5' 2"; vanity and stool.
<b>Southeast Bedroom:</b>	13' x 13'; closet, hardwood floor.
<b>Northeast Bedroom:</b>	11' 7" x 13'; closet, hardwood floor.
<b>South Central Bedroom:</b>	10' x 14'; closet, hardwood floor.
<b>Entryway:</b>	7' 2" x 11' 8".
<b>BASEMENT:</b>	Full basement, poured foundation.
<b>Hot Water Heater:</b>	40 gallon, natural gas.
<b>Furnace:</b>	Boiler system, runs off fuel oil.
<b>Water Softener:</b>	Owned unit.
<b>Electrical:</b>	Fuse boxes.
<b>Washer and Dryer:</b>	Stays with property – Admiral Capacity Plus washer and Admiral Capacity Plus dryer approximately 5 years old.
<b>WELL HOUSE:</b>	6' x 7' 9"; drilled well, pressure tank, submersible pump.
<b>GARAGE:</b>	19' 4" x 32'; concrete floor.
<b>MILKHOUSE/CREAMERY:</b>	16' x 40' 6".
<b>MACHINE SHED:</b>	36' x 84'; steel frame with aluminum roof and sides, dirt floor.
<b>BARN:</b>	32' x 80'; steel roof.
<b>HOG HOUSE/WEST BARN:</b>	45' x 45'.
<b>CATTLE BARN:</b>	33' x 66'; steel roof, dirt floor.
<b>GRAIN BINS:</b>	There are three grain bins that will stay with the property.
<b>SEPTIC SYSTEM:</b>	A new septic system and leach field will be installed east of the house prior to closing.
<b>FENCE AGREEMENT:</b>	Buyer responsible to construct and maintain a livestock type fence around the perimeter of this property, if a fence is needed by the buyer or requested by the adjoining landowner.
<b>BROKER'S COMMENTS:</b>	This is an opportunity to purchase a nice country home on a hard surfaced road. The property includes many useable outbuildings that would be ideal for livestock and/or storage.

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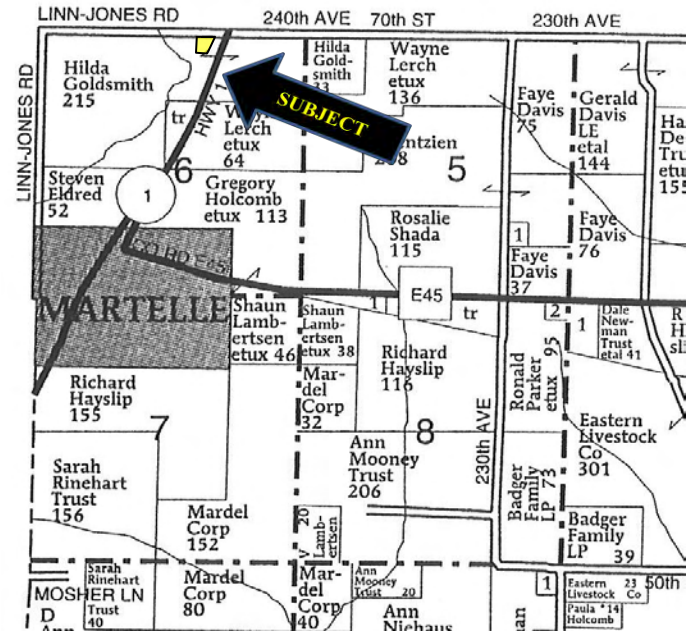


## Aerial Map

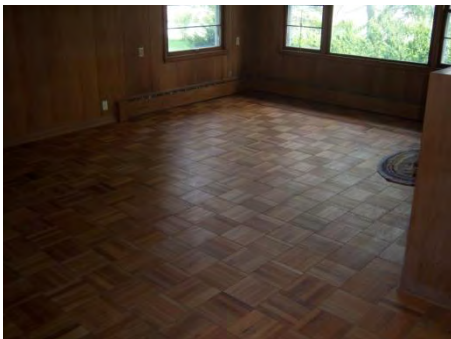
Aerial Map



## Plat Map



Permission for reproduction of map granted by Farm & Home Publishers



Living Room with Parquet Floors



Machine Shed



Barn



Barn



Hog House



Cattle Shed

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FOR MORE INFORMATION EMAIL: [TLOUWAGIE@MTV.HFMGT.COM](mailto:TLOUWAGIE@MTV.HFMGT.COM)

102 PALISADES ROAD ✦ MT. VERNON IA ✦ 52314 ✦ PHONE: 319-895-8858 ✦ [WWW.HFMGT.COM](http://WWW.HFMGT.COM)

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