



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

2.5 Acres m/l
 Clayton County Volga, Iowa

OWNER: Larry and Vicki Federspiel

LOCATION: Approximately 6 miles from Strawberry Point.

ADDRESS: 12273 – 322nd Street, Volga, IA 52077

PRICE/TERMS: \$135,000.00

RE TAXES: 2008-2009, payable 2009-2010 - \$1,395.70
 estimated on 2.5 taxable acres m/l.

POSSESSION: Negotiable.

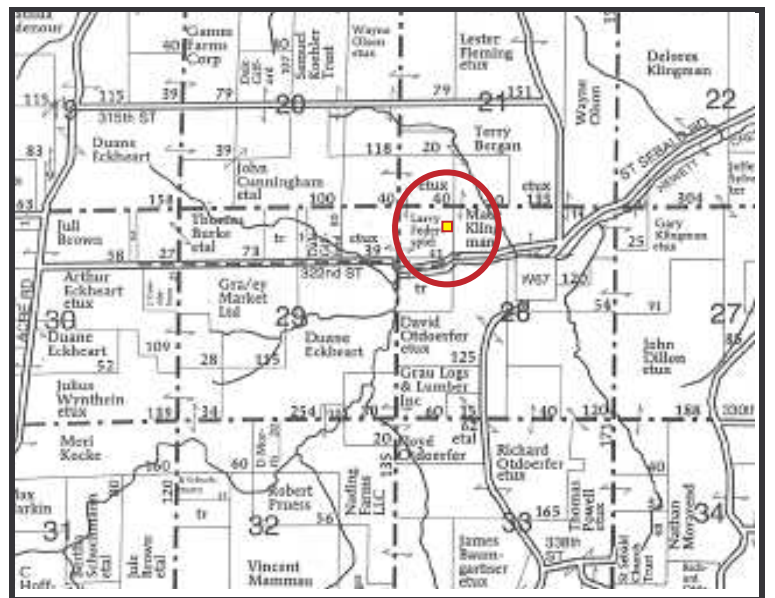
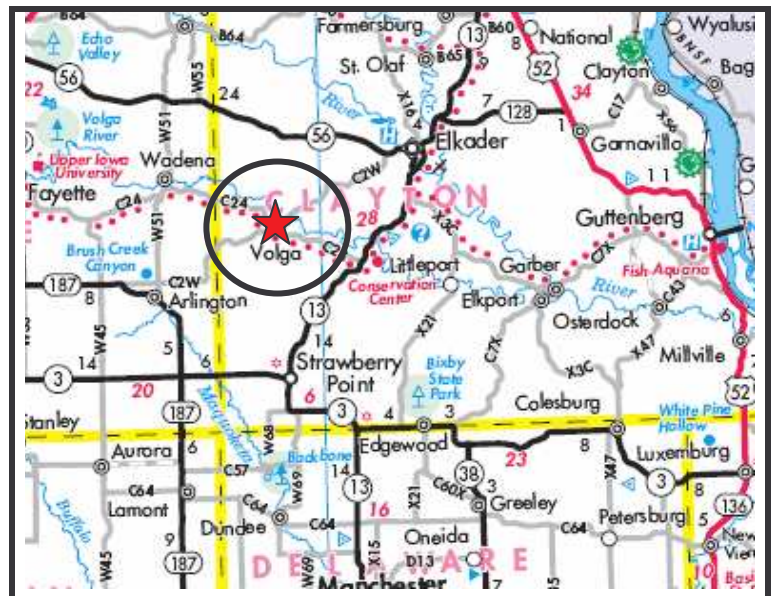
SCHOOL DIST: Central Community School in Elkader, IA.

BUILDINGS: None

WELL: Drilled well.

SEPTIC: Updated septic system with leach field.

COMMENTS: In a private setting sits this modern cabin with a large deck that overlooks a beautiful stocked pond. Includes new retaining walls, windbreak and possibility of adding on additional acres to the north of cabin if desired.



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 back of house with pond.



View of front of house.



Loft bedroom, kitchen, living room, additional room.

DWELLING:

- Single Family Dwelling.
- 1-Story Log Cabin House built in 1998; addition built in 2002.
 - 2 Loft/Bedrooms
 - Open Kitchen/Dining and Living Area
 - Forced Air Heating
 - 1 ½ Bathrooms
- 1,110 Finished sq. ft. on main level, 220 finished sq. ft. on lower level.
- ¼ Finished Attic (167 sq. ft.)
- Attached Double Garage built in 2005, 26' x 26' (676 sq. ft.)
- 1 Small Frame Open Porch (78 sq. ft.)
- Metal Roof
- Central Air
- Large Wrap Around Wood Deck (630 sq. ft.)
- Concrete Patio (140 sq. ft.)
- Walk-out Lower Level
- Deep Stocked Pond
- Nice Young Windbreak on West Acreage Boundry
- Mature Trees
- Additional Land Available, to be Surveyed.

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