



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

2.41 Acres m/l  
 Black Hawk Co. Jesup, Iowa

**OWNER:** Ben and Lisa Riensche

**LOCATION:** Approximately 1 mile northwest of Jesup.  
 One half, ( 1/2 ) mile north of Jesup Golf and Country Club.

**LEGAL:** The S 250 ft. of the E 420 ft. of the N 1/2 of the NE 1/4 of the SE 1/4, Section 25, T89N, R11W. (To be surveyed).

**PRICE/TERMS:** \$179,500.00

**RE TAXES:** 2008-2009, payable 2009-2010 - \$1,150.

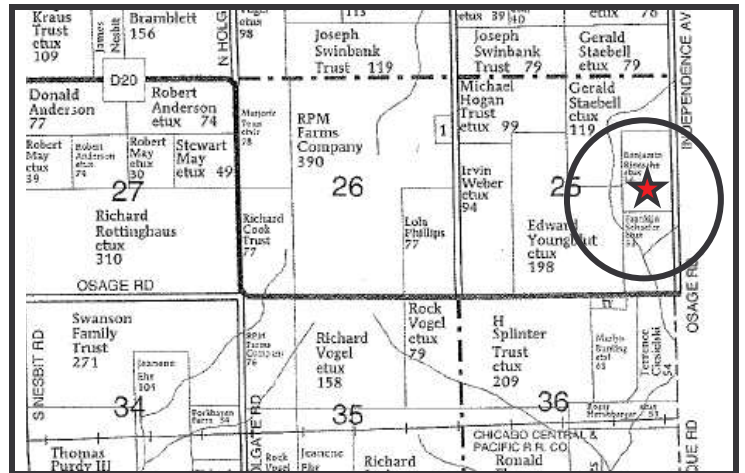
**POSSESSION:** Negotiable.

**SCHOOL DIST:** Jesup Community Schools

**WELL:** Yes, drilled well.

**SEPTIC:** Yes, with leachfield. Not yet inspected for title transfer.

**COMMENTS:** Location, this has it. A couple of minutes to Jesup schools and less than that to Jesup Golf and Country Club, but still in a private country setting just outside of town. This is simply, "A nice place to live".



*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.*



*View of back of house.*



*32 x 22 Outbuilding*

#### **HOUSE:**

- Single family dwelling.
- 1-Story frame house with walk out full basement built in 1963.
- Recent updates include: High efficiency furnace and roof.
- 1,176 finished sq. ft. on main level  
Master bedroom – 13'8" x 13' plus 2 closets  
Full Bathroom  
11'2" x 9'11" – 2<sup>nd</sup> bedroom plus closet  
22'4" x 13' Living room  
10' x 13'5" Kitchen  
7'11" x 13'5" Dining area
- 250 sq. ft. finished on lower level,  
12'8" x 14'11" Bedroom plus closet  
¾ Bathroom  
17'3" x 13' Recreation room
- 1,416 total finished square ft.
- Main floor – Kitchen, dining area, 1 bathroom, living room, and 2 bedrooms.
- Lower level – Rec. room, 1 bathroom, 1 bedroom and mechanical room.
- Attached single stall garage.
- 2.41 acres m/l in private setting with mature trees.
- Very near Jesup Schools (minutes) and Jesup Golf and Country Club.
- Outbuilding 32 x 22 for shop/hobbies.