



**We are Pleased to
Present for Sale
Tisl Acreage
House, Buildings, and 5 Acres m/l
Linn County, Iowa**



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| ADDRESS: | 3869 Central City Road, Center Point, IA 52213 |
| LOCATION: | From Center Point: 2 miles east of Center Point on the Central City Blacktop. |
| LEGAL DESCRIPTION: | House, buildings and five acres m/l located in the SW ¼ SE ¼ of Section 2, Township 85 North, Range 8 West of the 5 th P.M., Linn County, Iowa. Exact legal to be determined by survey. |
| PRICE & TERMS: | \$179,500.00 \$190,000.00 - 5% upon acceptance of offer and balance at closing. |
| POSSESSION: | Negotiable. |
| TAXES: | To be determined. |
| SCHOOL DISTRICT: | Center Point – Urbana Community School District. |
| HOUSE: | This is a well cared for 2-story country home that was built in 1917 consisting of 1,574 finished square feet. There are three bedrooms and a full bath on the second level. This bathroom was fully remodeled in 2005. The house includes most of the original oak woodwork with pocket doors, an attractive open staircase, and some hardwood floors. New shingles were put on the house in 2004. |
| MAIN LEVEL: | |
| Eat In Kitchen: | 12' x 13' 3"; wood cabinets, electric oven, refrigerator, carpet flooring. |

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.

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| Dining Room: | 13' 3" x 13' 7"; oak trim, carpet flooring. There are hardwood floors underneath the carpet. |
| Living Room: | 12' 6" x 12' 10"; oak trim and some lead glass windows, pocket doors to dining room and foyer area, carpet flooring. There are hardwood floors underneath the carpet. |
| Foyer/Office: | 11' 4" x 13' 4"; includes open staircase, carpet flooring. There are hardwood floors underneath the carpet. |
| Second Level Bathroom: | 8' 6" x 10' 4"; shower, stool, sink, closet, clothes chute, carpet flooring. |
| Northwest Bedroom: | 13' 2" x 14' 1"; closet, carpet flooring. |
| Southwest Bedroom: | 12' 8" x 13' 3"; carpet flooring. |
| Southeast Bedroom: | 7' 7" x 13' 5"; carpet flooring. |
| BASEMENT: | |
| Furnace: | High Efficiency Ruud furnace includes central air. |
| Water Softener: | Only works on manual, stays with property. |
| Washer & Dryer: | Stays with property. |
| Hot Water Heater: | Electric, 50 gallon. |
| Breaker Box: | 100 Amp. |
| GARAGE: | 24' x 24'; 18' overhead door with opener. |
| WELL: | Drilled well located 50' east of the house. |
| SEPTIC SYSTEM: | A new septic system and leach fill will be installed on the west side of the house. |
| GRANARY: | 10' x 18'. |
| MACHINE SHED: | 45' x 48'. |
| CATTLE SHED: | 40' x 64'; concrete floor. |
| BARN WITH LOFT: | 36' x 48'. |
| HOG HOUSE: | 20' x 40'. |
| DRYING BIN: | 22' x 24'; includes a stirator (approximately 7,500 bushels). |
| L.P. TANKS: | Rented from Ag Vantage FS. |
| FENCE AGREEMENT: | Buyer to be responsible to construct and maintain a livestock tight fence around the perimeter of this property if a fence is needed by the buyer or requested by the adjoining landowner. |
| BROKER'S COMMENTS: | This is an opportunity to purchase an attractive, well cared for country home on a hard surfaced road! The property includes nice outbuildings that would be ideal for livestock and/or storage. |

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