



## Property Information

### Location

Approximately 4 miles north of Waterloo on V43/North Elk Run Rd. and 1/2 mile west on E Mt. Vernon Rd.

### Address

3534 E Mt. Vernon Rd.  
Waterloo, IA 50703

### General Legal Description

Parcel B in the NW 1/4 of the NE 1/4 of Section 28, Township 90 North, Range 12 west of the 5th P.M.

### Price

- \$275,000

### Possession

Negotiable

### School District

Dunkerton School District

## Estimated Real Estate Tax

Taxes Payable 2016 - 2017: \$3,685\*

Net Taxable Acres: 2.77 (per survey)

*\*Taxes estimated due to survey of property.*

## Dwelling

- Modern—1 Story Frame Built (not modular) Ranch home built in 2008, 2,329 sq. ft. living area.
- 3 Bedroom
- 2 Bath
- Central Air
- Forced Air Gas High Efficiency Furnace
- Full Unfinished Basement / High Walls
- Carpet / Tile and Hardwood flooring
- Attached Frame Garage—27' x 25'
- Detached Frame Garage—24' x 30'

## Buildings/Improvements

- 54' x 36' Steel Machine Shed, built in 1972.
- 19' x 27' Steel Grain Storage, 9,485 bu. capacity built in 1983.
- 56' x 32' Barn / Loft
- 32' x 14' Lean-To on Barn

## Water & Well Information

Drilled well. Dwelling includes a water filtration/chlorination system. Rural water also available in area.

## Survey

Recorded survey is available, call office for copy.

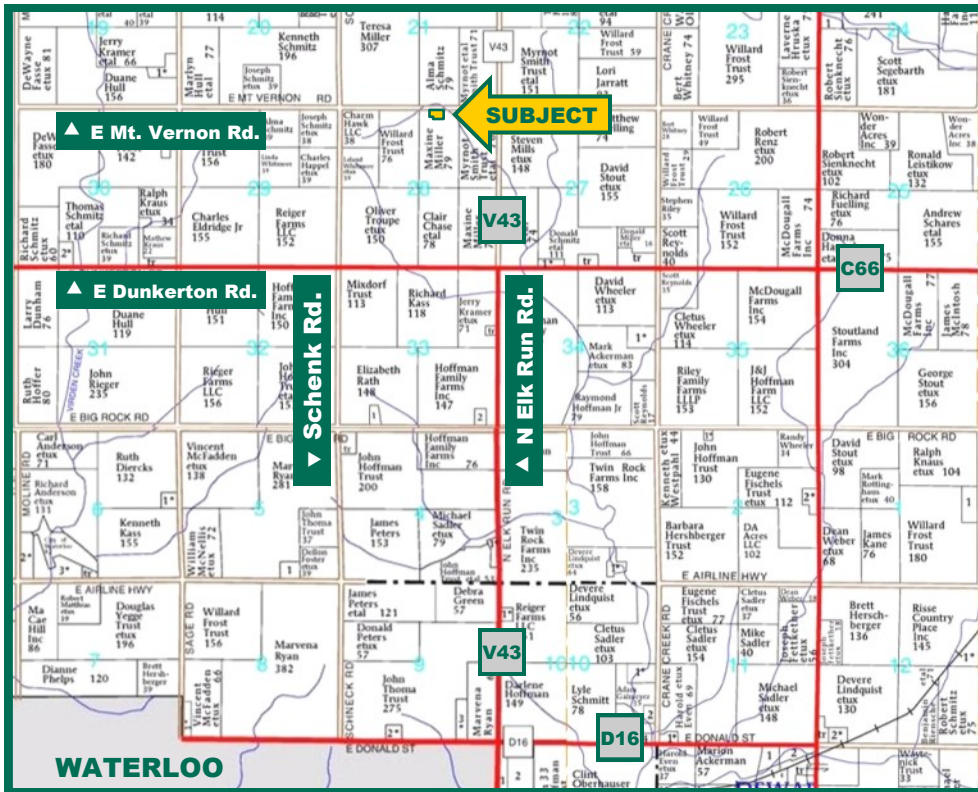
## Comments

This is a well-cared for home located minutes from Waterloo. Outbuildings are perfect for toys/hobbies.

# Google Earth Aerial and Plat Map



Approximate boundary lines



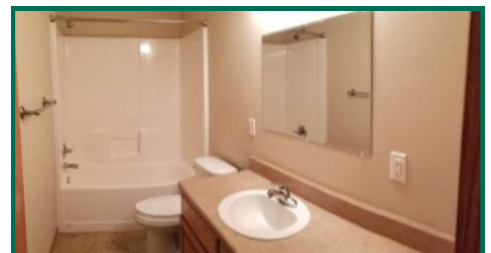
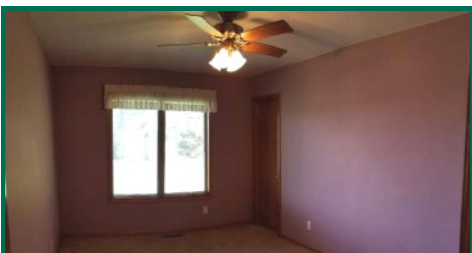
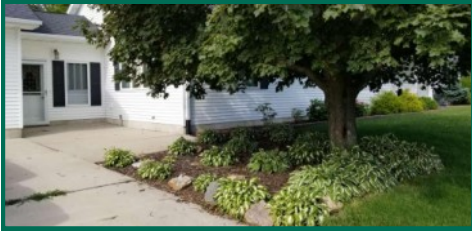
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The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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**Photos:** 3.11 Acres, m/l, Black Hawk County, IA



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