



House, Buildings & 3.2 Acres m/l Cedar County, IA Ward Property

1495 Hwy 30, Clarence, Iowa 52216

Property Information

Location

From Clarence: ½ mile west on Highway 30.

Address

1495 Hwy 30
Clarence, IA 52216

Legal Description

Lot A in the SE 1/4 SE 1/4 and Lot 1 of
Lot A in the SE 1/4 SE 1/4; all located in
Section 21, Township 82 North, Range 2
West of the 5th P.M., Cedar County, Iowa.

Price & Terms

- \$239,000
- 5% down upon acceptance of offer;
balance due in cash at closing.

Seller

Terry J. Ward and Jeanette M. Ward.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2014 - 2015: \$3,336.00
Net Taxable Acres: 3.21

School District

North Cedar Community School District.

House

Well cared-for ranch style home that was
built in 2000 with 1,568 finished sq. ft.
Includes 3 bedrooms with an open floor
plan.

Main Level

Family Room: 16' x 17', with fireplace,
carpet flooring.

Dining Room: 8' x 15', open to Family
Room, carpet flooring.

Kitchen: 12' x 13', oak cabinets with
island and small desk area, vinyl flooring,
all appliances stay.

Master Bedroom: 12' x 13', with walk in
closet, carpet flooring.

Master Bath: 9' x 9', with shower, stool,
sink, whirlpool tub, vinyl flooring.

Bedroom: 9' x 12', closet, carpet flooring.

Bedroom: 10' x 11', closet, carpet
flooring.

Bathroom: 5' x 9', sink, stool, tub/shower,
vinyl flooring.

Laundry Room: 6' x 9', sink, built in
cabinets, vinyl flooring.

Lower Level

The majority of this house includes a
crawl space. There is a small area that
houses the hot water heater, water
softener, sump pit, natural gas furnace and
breaker box.

Troy R. Louwagie, ALC
Licensed in IA & IL
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1, PO Box 50
Mt. Vernon, IA 52314
www.Hertz.ag

Ryan T. Kay
Licensed in IA
RyanK@Hertz.ag

Google Earth Aerial



© 2015 Google - Imagery Date: 4/21/2014

Shop

40' x 80' with 6" concrete floor and 2 overhead doors, steel frame construction. Heated and insulated, includes air compressor and natural gas furnace. Nice kitchenette for break area and small bathroom.

Machine Shed

42' x 63' with sliding doors and rock floor.

Well

Drilled well located north of the house.

Septic System

There are two septic systems on this property. One is for the house and one is for the shop. They are located north of the shop area.

Comments

This is an attractive property located just west of Clarence on a hard surface road. The house is in great condition and the outbuildings would work well for storage or a shop/business. There is a large open grass area that works well for potential pasture.

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.

Troy R. Louwagie, ALC
Licensed in IA & IL
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1, PO Box 50
Mt. Vernon, IA 52314
www.Hertz.ag

Ryan T. Kay
Licensed in IA
RyanK@Hertz.ag

Google Earth Photos



Troy R. Louwagie, ALC
Licensed in IA & IL
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1, PO Box 50
Mt. Vernon, IA 52314
www.Hertz.ag

Ryan T. Kay
Licensed in IA
RyanK@Hertz.ag

Photos: 3.2 Acres m/l, Cedar County, IA



Troy R. Louwagie, ALC
Licensed in IA & IL
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1, PO Box 50
Mt. Vernon, IA 52314
www.Hertz.ag

Ryan T. Kay
Licensed in IA
RyanK@Hertz.ag

Photos: 3.2 Acres m/l, Cedar County, IA



Troy R. Louwagie, ALC
Licensed in IA & IL
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1, PO Box 50
Mt. Vernon, IA 52314
www.Hertz.ag

Ryan T. Kay
Licensed in IA
RyanK@Hertz.ag



Make the Most of Your Farmland Investment

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals

Troy R. Louwagie, ALC
Licensed in IA & IL
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1, PO Box 50
Mt. Vernon, IA 52314
www.Hertz.ag

Ryan T. Kay
Licensed in IA
RyanK@Hertz.ag