



**We are Pleased to
Present for Sale
House, Buildings and 2 Acres m/l
Cedar County, Iowa**



574 Delta Avenue, Mechanicsville, Iowa 52306
\$109,500 - \$129,900

OWNER:	Virgil Max Bennett
LOCATION:	From Mechanicsville: 3 miles south on Highway X40, 2 miles west on 160 th Street and ½ mile north on Delta Avenue.
LEGAL DESCRIPTION:	House, garage and 2 acres m/l located in the NE ¼ SW ¼ of Section 34, Township 82 North, Range 4 West of the 5 th P.M., Cedar County, Iowa. (Exact legal and acres to be determined by survey).
PRICE & TERMS:	\$109,500.00 - \$129,900.00 - 5% upon acceptance of offer and balance at closing.
POSSESSION:	Negotiable.
TAXES:	To be determined.
SCHOOL DISTRICT:	North Cedar Community School District.

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.

HOUSE:	Two-story, built in 1918. Hot water heat without air conditioning.
MAIN LEVEL:	Kitchen, Dining room, Living area and Fireplace.
UPPER LEVEL:	Four bedrooms, Full bath, Wood floors.
BASEMENT:	There is a full brick basement. The boiler, backup wood stove, hot water heater and breaker box are located in the basement.
WELL:	The well and pressure tank are located southeast of the house.
ELECTRICAL:	200 amp service.
SEPTIC SYSTEM:	Seller will bring septic up to current Iowa code.
LP TANK:	The 1,000 gallon LP tank is owned.
OUTBUILDINGS:	Older garage and Chicken house.
BIN:	There is one 3,500 bushel grain bin that could be rented out for additional income.
FENCE AGREEMENT:	Buyer is 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.
ROOF:	The Seller has installed a new asphalt shingle roof and downspouts.
BROKER'S COMMENTS:	Quiet location with Great Country Charm!

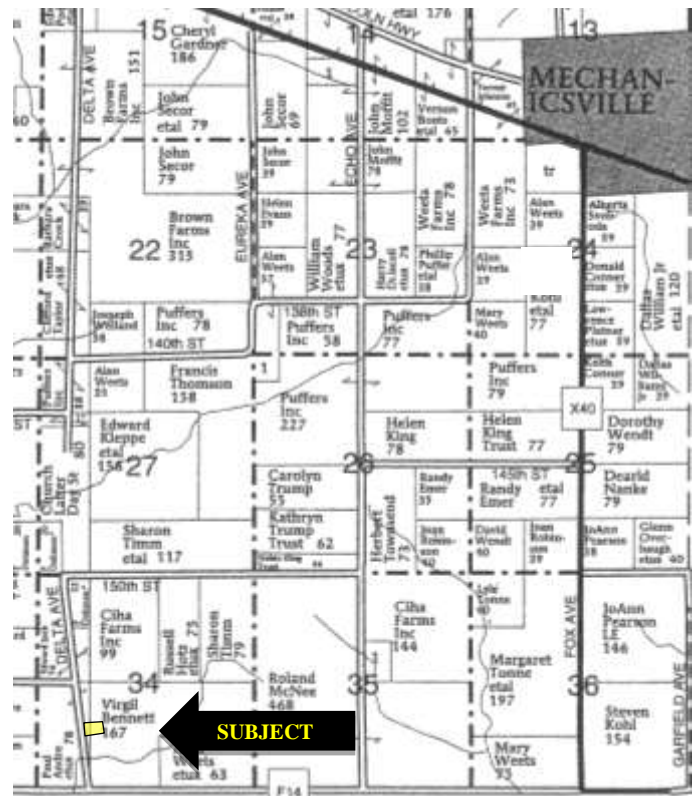


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Aerial Map



Plat Map



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WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

FOR MORE INFORMATION EMAIL: TLOUWAGIE@MTV.HFMGT.COM OR JNABB@MTV.HFMGT.COM

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