



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

**2 Story Farm House / 4 Acres m/l
Fayette County, Iowa**

OWNERS: Richards, Lee Bolton & Sons by Richard Richards

CURRENT ADDRESS: 3458 Bell Rd., Arlington, IA 50606

LEGAL DESCRIPTION: Pt. Sec. 22, T-92-N, R-7-W of the 5th P.M., Fayette County, IA (To be surveyed).

PRICE/TERMS: \$140,000

RE TAXES: 2009-2010 payable 2010-2011 - \$3,080.00

POSSESSION: Immediate

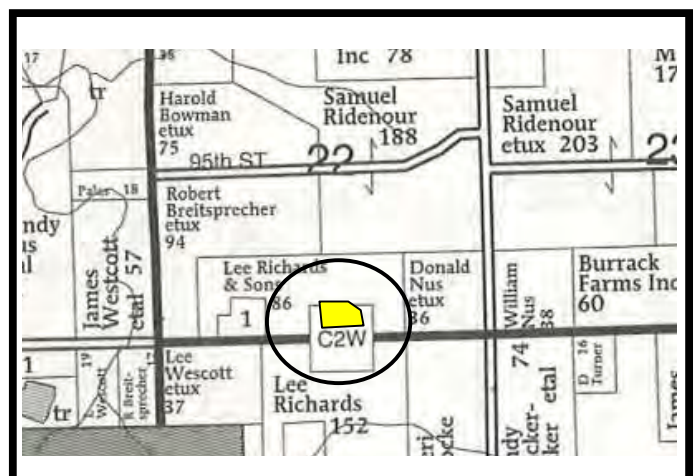
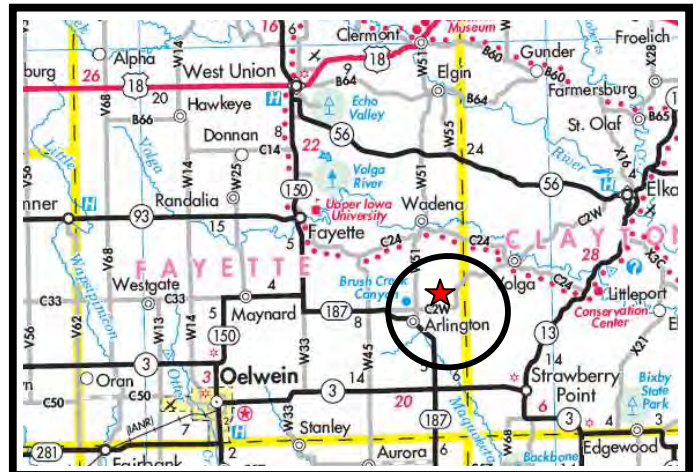
SCHOOL DISTRICT: Starmont Community

BUILDINGS: Older set of typical livestock buildings.

WELL: Drilled well

SEPTIC: Yes, but will need to be updated to code prior to closing. Cost paid by Seller.

COMMENTS: Majestic 5 bedroom, 2-story farm house on a paved Rd. outside of Arlington, in S.E. Fayette County. Many updates including siding, roofing, kitchen, bathrooms, mechanicals etc. Further updates have been started on the interior of the house that will be finished by Buyer. Hilltop view of countryside.



AERIAL MAP



BUILDING SKETCHES

