



**We are Pleased to
Present for Sale
Hastie Property
House, Garage and 2.34 Acres m/l
Linn County, Iowa**



**229 Dubuque Road, Springville, IA 52336
\$165,000**

OWNERS:	Leona M. Hastie
LOCATION:	From Springville: 3 miles east on Highway 151. The house is located on the north side of the road.
LEGAL DESCRIPTION:	Lot 1 Hastie First Addition to Linn County, Iowa.
PRICE & TERMS:	\$165,000.
POSSESSION:	Negotiable.
TAXES:	Taxes to be determined.
SCHOOL DISTRICT:	Springville 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.

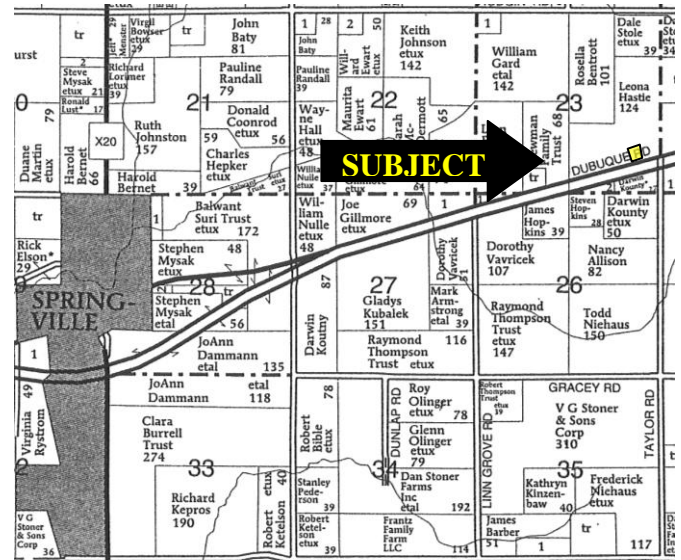
HOUSE:	This is a one and a half story home that was built in 1949. It consists of 1,435 square feet of finished living space. There are two bedrooms on the main level and one bedroom on the second level. There is one full bath on the main level. There are oak hardwood floors on the main level and wood floors on the second level. This well built home sits back off the road in an attractive wooded setting.
MAIN LEVEL:	
Kitchen:	9' 3" x 9'9"; stainless steel double sink, wood cabinets, vinyl floor.
Dining Room:	7' 10" x 11'; oak hardwood floors.
Living Room:	11' 5" x 17' 4"; oak hardwood floors.
Northeast Bedroom:	9' 5" x 11'; closet, carpet flooring (oak hardwood floors under carpet).
Southeast Bedroom:	11' 2" x 11' 2"; closet, oak hardwood floors.
Bathroom:	4' 11" x 7' 9"; tub, stool, vanity, vinyl floor.
UPPER LEVEL:	
Bedroom:	There is a large bedroom at the top of the stairs with wood floor.
Storage Room:	There is an unfinished storage room on the east end of the second level.
BASEMENT:	
Furnace:	Lennox-Pulse 21 LP forced air furnace installed in 1995.
Hot Water Heater:	A.O. Smith LP 40 gallon hot water heater.
Pressure Tank:	Located in northwest corner of basement.
Breaker Box:	150 Amps – new in 2010.
Walls:	Cement block walls, concrete floor.
GARAGE:	22' x 24'; electric overhead door with opener, concrete floor.
WELL:	There is a drilled well located north of the house. A water sample was taken on April 26, 2010. The water tested satisfactory for Coliform bacteria. Water did test high for nitrates and would be considered unsafe for infant feeding.
SEPTIC SYTEM:	A new septic tank and leach field was installed in May 2010. The 1,250 gallon tank is located east of the house and the leach field is located southeast of the house.
EASEMENT:	The sellers will retain an easement to provide access to their farm field at the entrance of the property.
FENCE AGREEMENT:	The buyer is responsible to construct and maintain a livestock tight fence around the perimeter of this property, if the fence is needed by the buyer or requested by the adjoining landowner.
LP TANK:	Leased from Linn Coop.
BROKER'S COMMENTS:	This is an opportunity to purchase a well cared for country home on a hard surfaced road.

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Aerial Map



Plat Map



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Garage



House – Rear View



Driveway



House – Front and Side View

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

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