

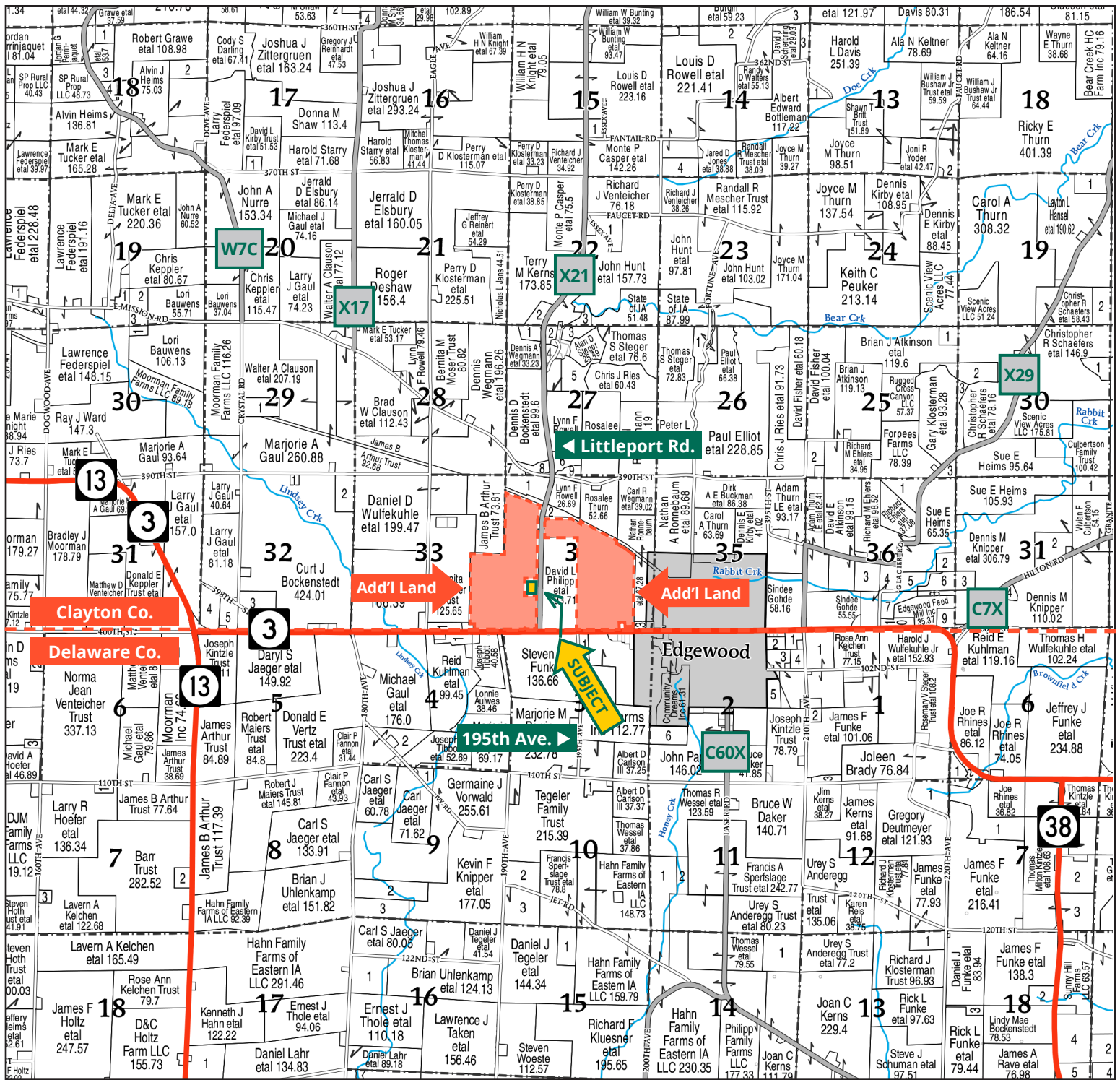
Helle Family House & Buildings



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4.70 Acres, m/l
Clayton County, IA



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Location

From Edgewood: 1 mile west on IA-3 and ¼ mile north on Littleport Rd./Co Rd. X-21. The property is on the west side of the road.

Simple Legal

That part of the SE¼ NW¼ SW¼ Section 34, Township 91 North, Range 5 West of the 5th P.M., Clayton County, low. *Final abstract/title documents to govern legal description.*

Address

39757 Littleport Rd.
Edgewood, IA 52042

Price & Terms

- \$325,000.00
- 5% down upon acceptance of offer, balance due in cash at closing

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2024 - 2025: \$1,894.00*
Net Taxable Acres: 4.70*

**Taxes estimated pending survey of building site. Clayton County Treasurer/ Assessor will determine final tax figures.*

School District

Edgewood-Colesburg Community School District

Land Description

This is a level building site.

Drainage

Drainage is natural.

House & Buildings

Improvements include a two-story home that was built around 1900, featuring 2,062 finished square feet. The main level consists of an eat-in kitchen, living room, family room, bedroom, full bathroom, and laundry room. The second level includes three additional bedrooms and a storage room. Outbuildings consist of well-maintained livestock buildings, quonsets, silos, and grain bins.

Water & Well Information

The well is located west of the garage.

Septic System

The status of the septic system is unknown. The Seller is exempt from the time of transfer inspection as the Seller is an Estate.

LP Tank

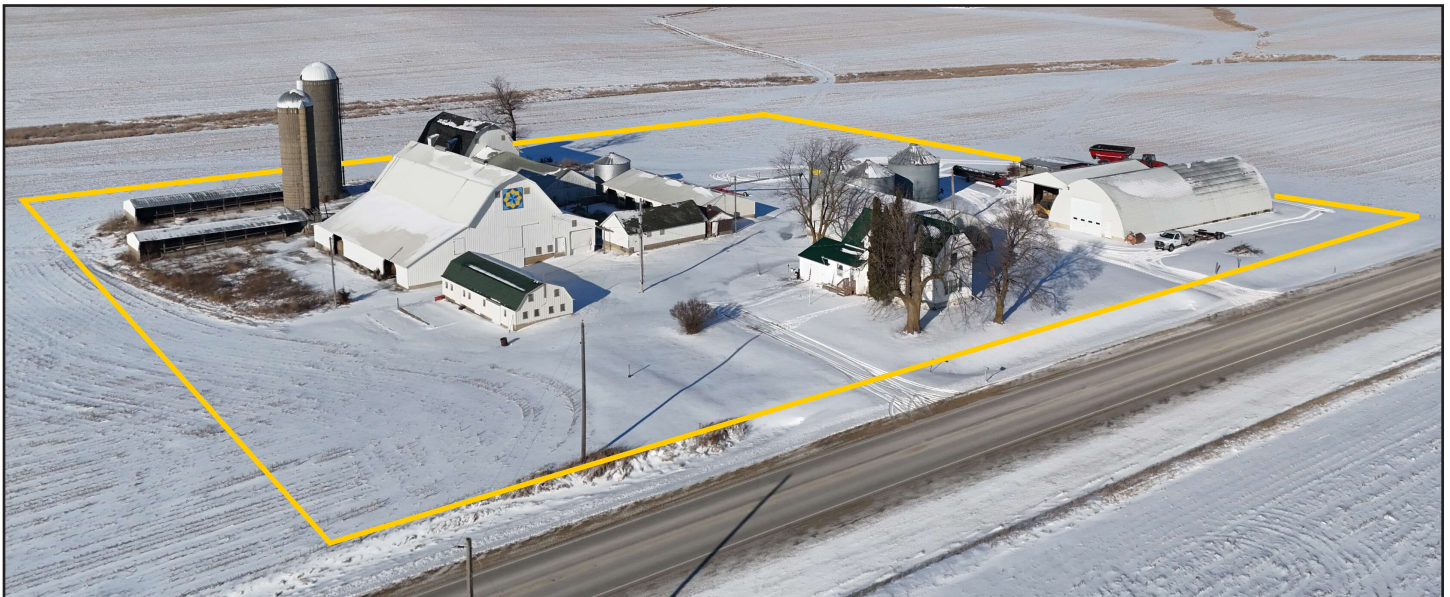
The LP tank is owned by the Sellers. Ownership of the tank will be transferred with the sale of the property.

Comments

This country home is located one mile northwest of Edgewood on a hard-surfaced road. The property includes well-maintained outbuildings suitable for storage or livestock.

Additional Land for Sale

Seller has two additional tracts of land for sale one is located west and the other is located east of this property. See Additional Land Aerial Photo.

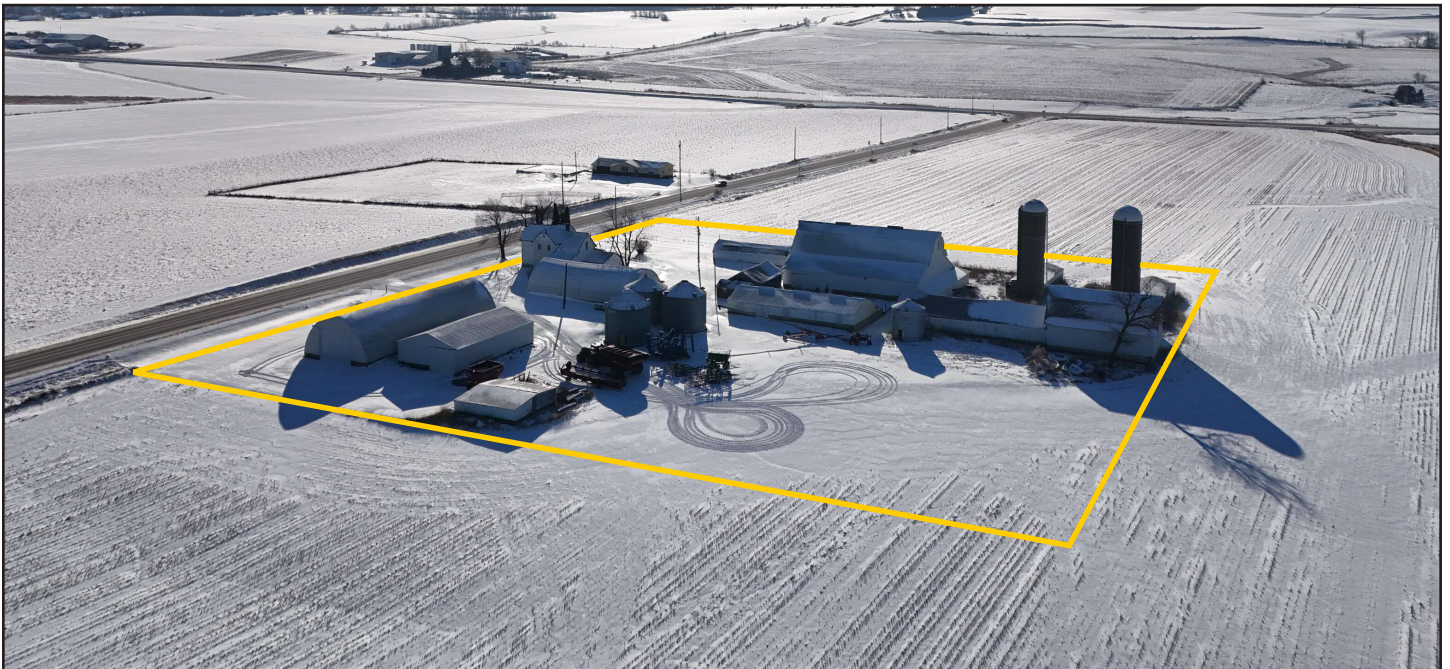


The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

Southwest Corner of House Looking Northeast



Northwest Corner Looking Southeast



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Quonset



Quonset



Bins



Machine Shed



Barn



Shed

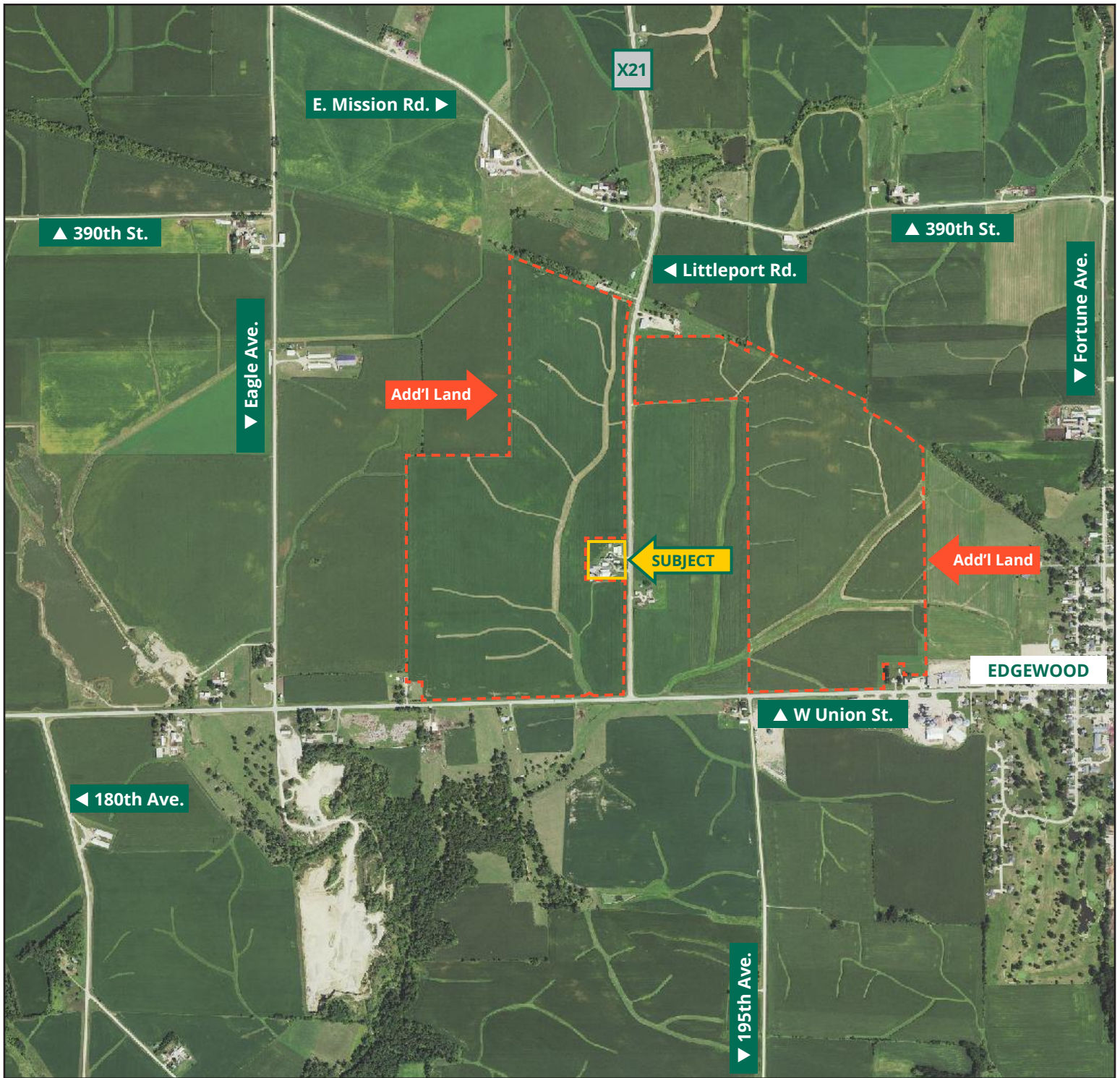


Shed



Shed





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