



ACREAGE FOR SALE

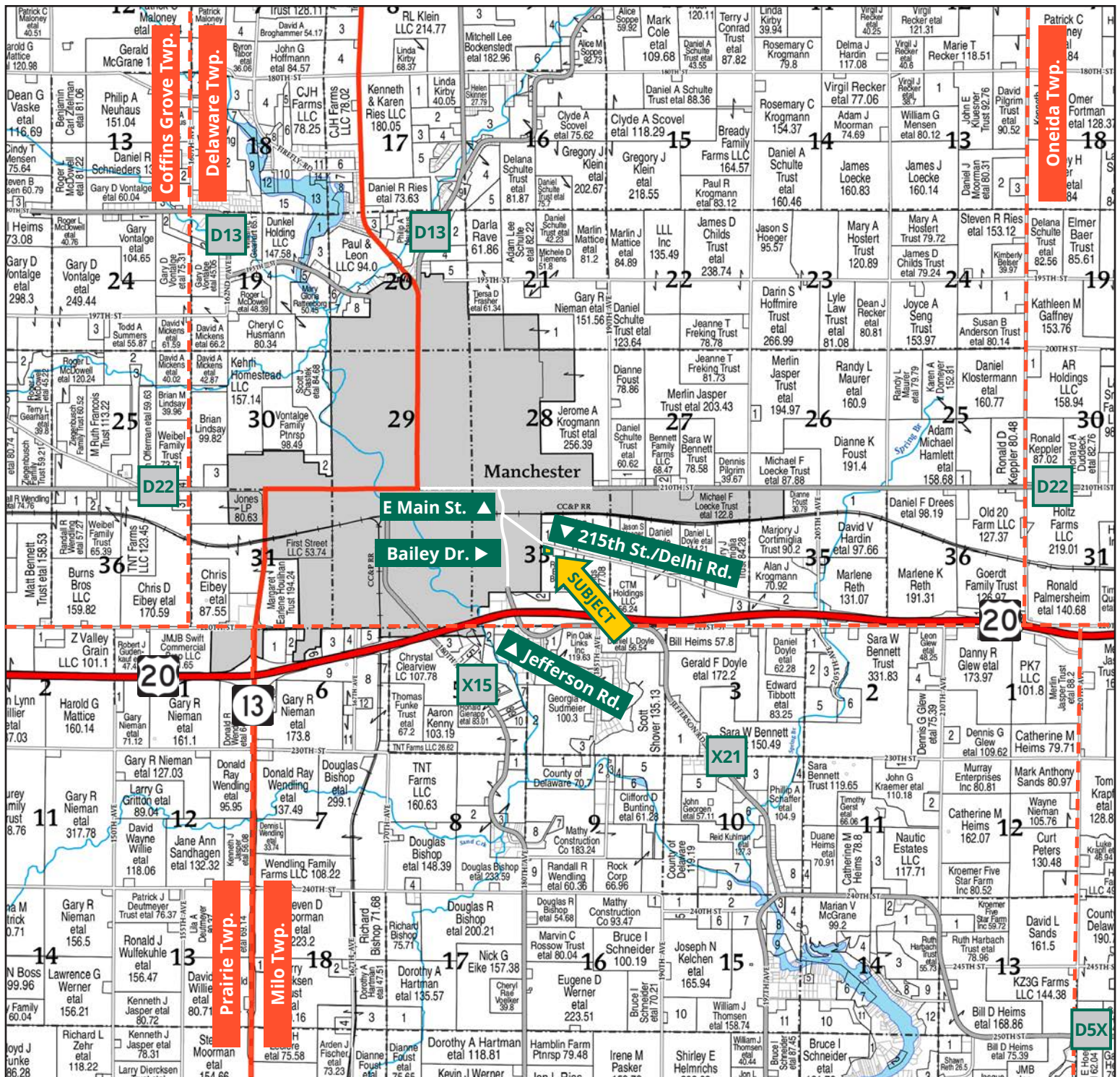
Attractive Acreage, Close to Manchester City Limits



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319.895.8858 | 102 Palisades Road
Mount Vernon, IA 52314-0050 | **www.Hertz.ag**

2.00 Acres, m/l
Delaware County, IA



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Location

From Manchester - Intersection of E. Main St. & Bailey Dr.: ¼ mile south on Bailey Dr. and ½ mile southeast on 215th St./Delhi Rd. The property is on the south side of the road.

Simple Legal

That part of Lot 1, Winlen Subdivision, containing approximately 2.00 net acres in the SW¼ NE¼, Section 33, Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa. *Final abstract/title documents to govern legal description.*

Address

1852 215th Street
Manchester, IA 52057

Open House

Sunday, August 17, 11:00 AM-2:00 PM

Price & Terms

PRICE REDUCED!

- \$375,000.00 \$349,500.00
- 5% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2024 - 2025: \$2,274.00*

Net Taxable Acres: 2.00*

**Taxes estimated due to tax parcel split. Delaware County Treasurer/Assessor will determine final tax figures.*

School District

West Delaware County Community School District

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

The acreage is level to gently rolling.

Drainage

Drainage is natural.

House & Outbuildings

This 1-story frame home, built in 1976, offers 1,040 finished square feet on the main level, featuring a bedroom, bathroom, and office. A deck and a three-seasons room provide comfortable spaces to enjoy the outdoors. An additional 850 finished square feet is found in the walkout basement where

a second kitchen, bedroom, bathroom, and multipurpose room open on to a patio framed by limestone retaining walls. Laundry hookups are available on both levels. A three-stall garage provides ample room for storage.

There is a 22' x 50' poultry house and a 34' x 50' corn crib with a 17' x 57' lean-to.

Water & Well Information

The well is located northeast of the house. A well agreement will be signed at closing with the Seller for water to be supplied to the Cattle Pasture. Please contact Agent for details.

Septic System

The septic system is located west of the house.

Comments

Enjoy country living close to Manchester amenities. This well-maintained Delaware County acreage offers a quaint home with large outbuilding storage. Seller to retain an easement through the driveway for pasture access. Please contact Agent for details.



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.

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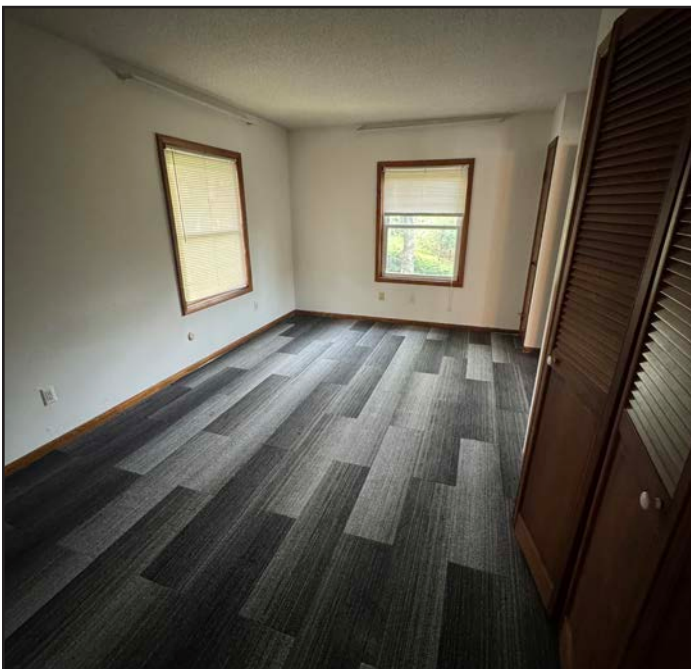
Kitchen



Dining Area/Living Area/Three-Seasons Room



Main-Floor Bedroom



Three-Seasons Room



Office



Main-Floor Bathroom



Downstairs Kitchen



Downstairs Kitchen/Living Area with Walk Out



Lower-Level Bathroom



Lower-Level Bedroom



Poultry House



Corn Crib



Southwest Side of House



Southeast Corner of House



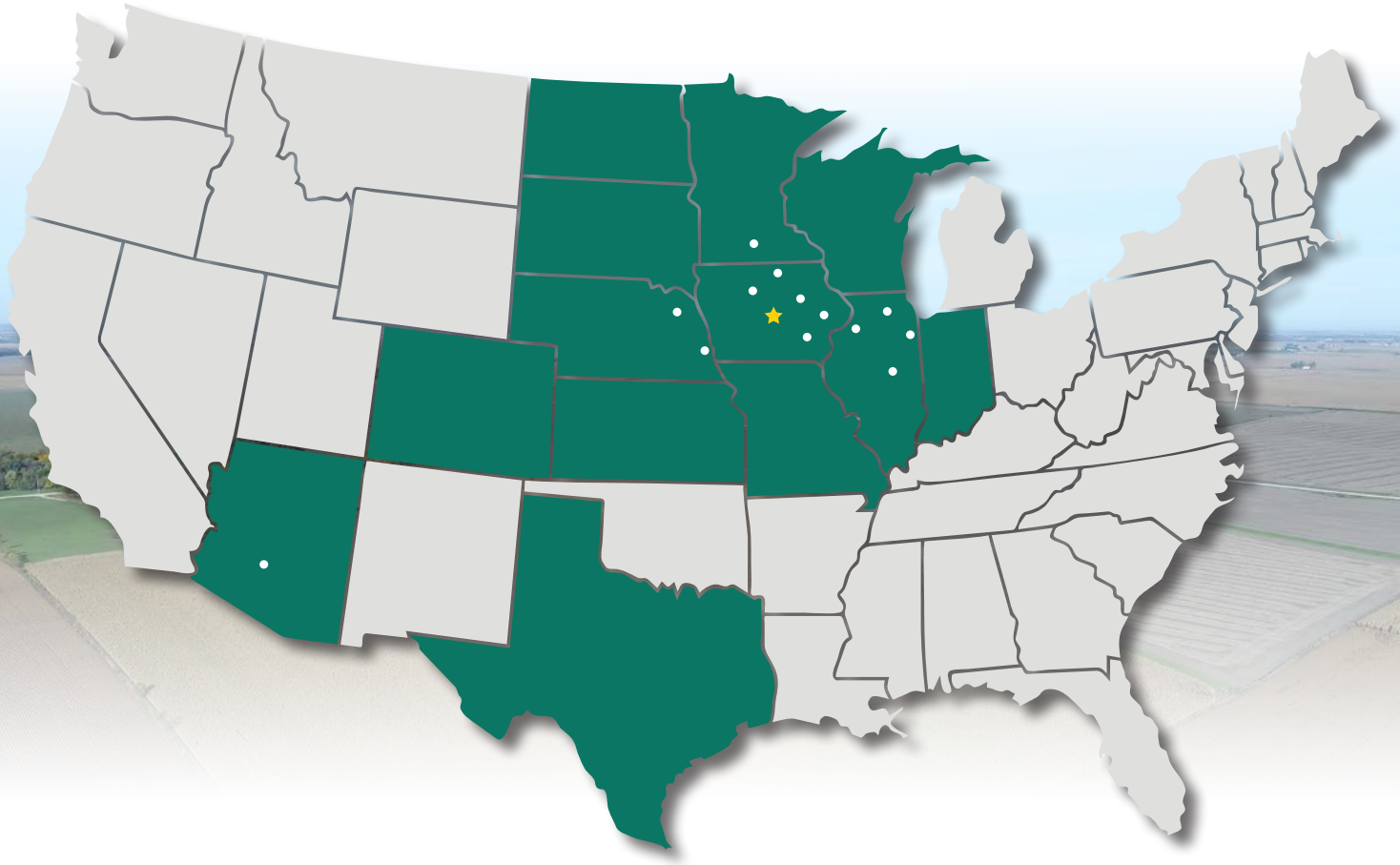
West Side Looking East



Northwest Corner Looking Southeast



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