



# ACREAGE FOR SALE

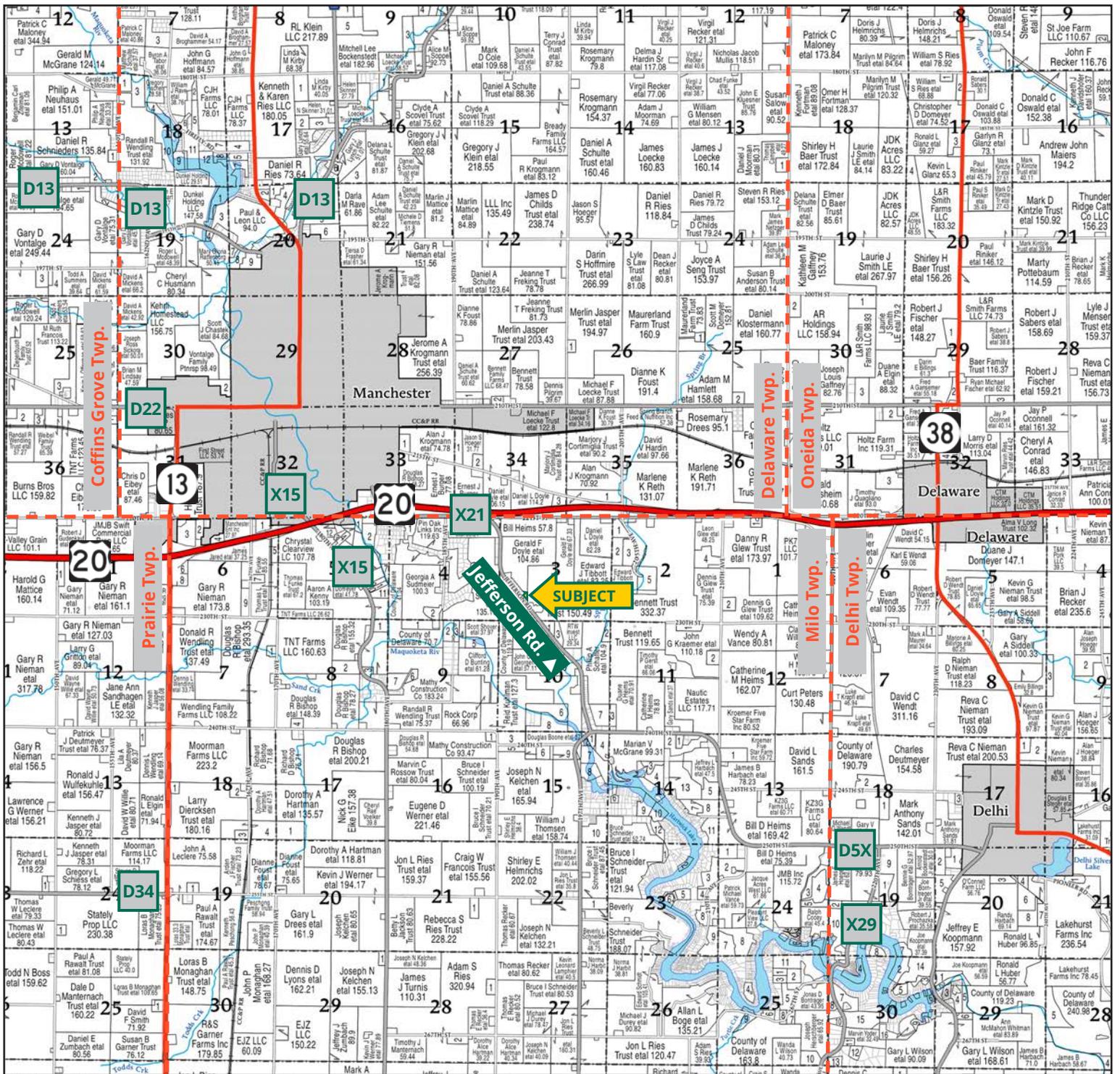
Spacious Brick Home on Timbered Lot Along Hard-Surfaced Road



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**319.895.8858** | 102 Palisades Road  
Mount Vernon, IA 52314-0050 | [www.Hertz.ag](http://www.Hertz.ag)

**1.75 Acres, m/l**  
**Delaware County, IA**



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## Location

From Manchester: At the intersection of US-20 and Jefferson Rd./Co. Hwy X-21, 2 miles southeast on Jefferson Rd. The property is on the east side of the road.

## Simple Legal

That part of the W½ of the SW¼ of Section 3, Township 88 North, Range 5 West of the 5<sup>th</sup> P.M. *Final abstract/title documents to govern legal description.*

## Address

2290 Jefferson Rd.  
Manchester, IA 52057

## Open House

11-1 PM, Sunday, March 22<sup>nd</sup>  
4 - 6 PM, Thursday, March 26<sup>th</sup>

## Price & Terms

- \$525,000.00
- 5% down upon acceptance of offer, balance due in cash at closing.

## Possession

Negotiable.

## School District

West Delaware County Community School District

## Real Estate Tax

Taxes Payable 2025-2026: \$5,322.00  
Net Taxable Acres: 1.75

## 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 & Buildings

The property includes a one-story brick home built in 1984 with 2,539 square feet of finished living area on the main level and a full basement.

The main level opens into a formal living room with a bay window over looking the front yard of beautiful hickory trees. The family room includes a masonry fireplace with a gas insert and built-in cabinetry. The kitchen features hardwood flooring, solid-surface countertops, and double ovens. Adjacent to the kitchen is a light-filled study or breakfast area with a built-in desk. Also on the main level: two bedrooms, one full bathroom, one shower-stall bathroom, and a half bathroom with laundry and a mud room/storage room.

The lower level totals 2,539 square feet, with approximately 1,700 square feet finished. Finished areas include two non-conforming bedrooms, one shower-stall bathroom, a family room, steam sauna, billiards room, and a putting green room with muraled walls. The attached garage can be accessed from the basement via a stairwell. Unfinished areas include built-in storage shelving and a utility sink. Additional laundry hook-ups are installed in this area. Heating is provided by a gas forced-air furnace, and the home is equipped with central air conditioning.

Outdoor features include a 40 square foot open frame porch and a 440 square foot composite/vinyl deck. The driveway is newly blacktopped in 2025.

Garage space includes a 676 square foot attached brick garage built in 1984, and a detached 24' x 36' (864 square foot) frame garage built in 1983. The detached garage includes a heater.

## Water & Well Information

The well is located on the northeast side of the house.

## Septic System

There is a 1,250-gallon septic system located west of the house. The system will be inspected prior to closing.

## LP Tank

The LP tank is rented.

## Comments

Enjoy living in a well-maintained acreage outside of Manchester along Jefferson Road/County Highway X-21, a hard-surfaced road.

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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East Looking West



Southwest Corner Looking Northeast



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Southwest Side of House



Northeast Side of House



Formal Living Room



Family Room with Fireplace & Built-Ins



Kitchen



Dining Area



Built-In Desk in Breakfast Area/Study



Mud Room



Main-Floor Laundry Room



Full Bathroom



Main Bedroom



2nd Bedroom



Putting-Green Room



Rec Room & Billiards Room



Sauna



Paved Driveway



## Ground Level



## Lower Level



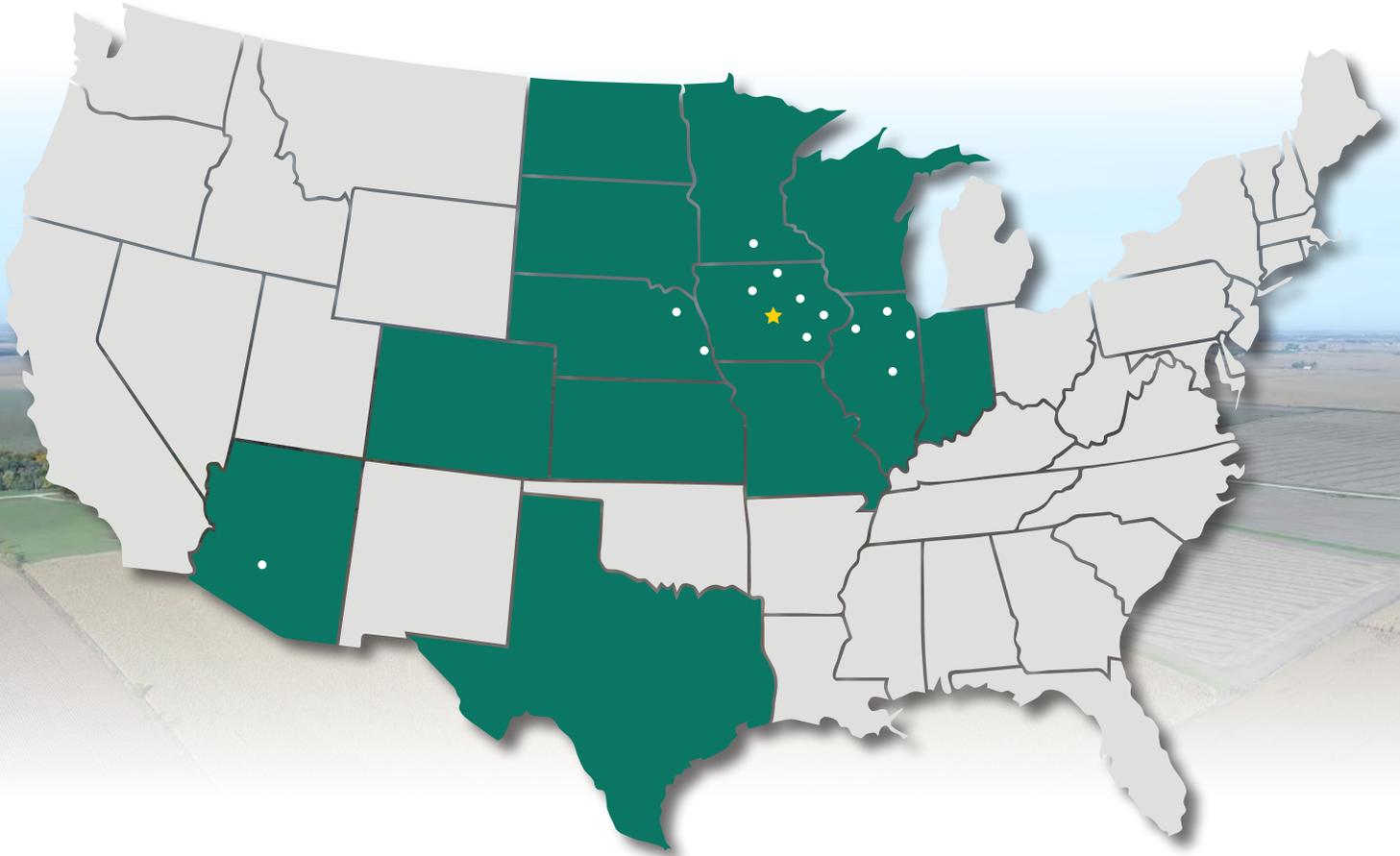
Floor Plan Created Using Cubicasa App.

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