

# Former Charlie Larson Building Site for Sale



**1480 Palm Avenue, Goodell**

**~ 7.0 \* Acres in NW corner of Section 10, Twin Lakes  
Township; All in T94N-R24W, Hancock County**

**R E Taxes - ~\$1,020.00 estimated**

**Asking Price: \$98,000.00**



Courtside Offices \* 23 Third Street NW \* Mason City, Iowa 50401  
641-424-6983 \* Fax 641-424-0318 \* cell 641-425-0080  
www.benchmarkagribusiness.com \* Email – [fred@benchmarkagribusiness.com](mailto:fred@benchmarkagribusiness.com)

- Actual lot size is subject to certified survey in process
- Septic system is not compliant; being offered “as is”; buyer will be responsible for septic upgrade.

**This information has been gathered from reliable sources but, Benchmark Agribusiness, Inc. does not guarantee the accuracy. All prospective buyers should do their own research and independently verify any information on which they are going to base their decision to buy.**

**This property is being sold “AS IS.” The property is being sold subject to any easements including road, drainage, utility or other easements of record or pending. The sellers do not warranty or guarantee that existing fences coincide exactly with the rectangular survey lines. Any new fencing, if applicable, will be the responsibility of the purchaser pursuant to Iowa statutes. The owner of the surrounding cropland will not be responsible for sharing the fencing cost.**

**Benchmark Agribusiness, Inc. is the owner of the property under consideration.**



**Built in 1972; County Highway frontage; 1,240 sq. ft.**



**Central air conditioning; modern, high efficiency furnace; newer water softener; newer vinyl insert windows**



**All appliances are included**

**- range, refrigerator, washer, dryer, deep freezer (condition is not warranted).**



**Meticulous clean-up**



**Three basement walls have been reinforced by American Waterworks. Pool table is included.**



**Built in mid 1970s;**

**720 sq. ft.**



**Interior of the  
Detached Garage. Roof rafters are 2" x 8" full dimension lumber**



**1,920 sq. ft.**



**20' x 36'**



**CRP contract**

**expires in six months**

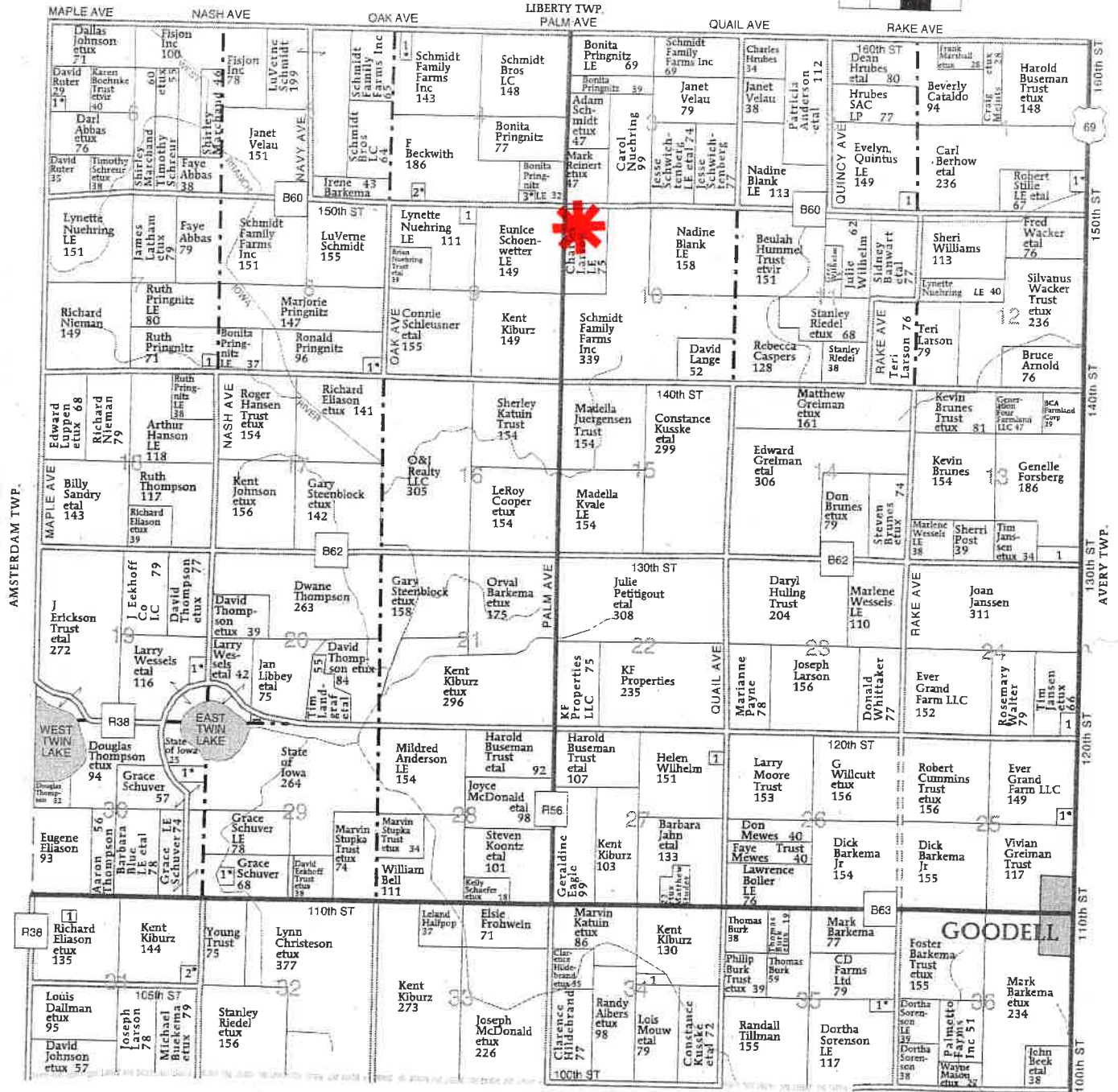
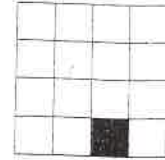


T-94-N

# TWIN LAKES PLAT

(Landowners)

R-24-W



WRIGHT CO.

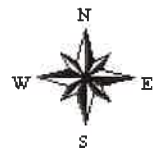
# Aerial Map



Map Center: 42° 58' 47.4, -93° 40' 28.84



**10-94N-24W**  
**Hancock County**  
**Iowa**



3/12/2020

Collection Location kitchen sink	Collector and Phone anderson steve 641/590-0978	Client Reference	Accession # 927160
1480 PALM AVE GOODELL, IA	Collected 2020-02-10 11:00	Received 2020-02-11 07:00	Project
Report To  STEVE ANDERSON HANCOCK CO PUBLIC HEALTH SERVICES  545 STATE ST GARNER, IA 50438-	Sample Description water		Sample Type Drinking Water
	Sample Source		Sample Note(s) 1

**ADDITIONAL SAMPLE INFORMATION**

Owner: Larson Charles

Well Number: 2210933

**RESULTS OF ANALYSIS - FINAL REPORT**

<b>TEST</b>	<b>RESULT (MPN/100mL)</b>	<b>ANALYSIS NOTE(S)</b>
Total Coliform and E.coli Bacteria, SM 9223 B		2
<b>Total Coliform Bacteria</b>	<1	
<b>E.coli</b>	<1	
<b>TEST</b>	<b>RESULT (mg/L)</b>	<b>ANALYSIS NOTE(S)</b>
Nitrate + Nitrite as N, EPA 353.2		3
<b>Nitrate + Nitrite nitrogen as N</b>	<0.10	

**SAMPLE AND ANALYSIS NOTES**

- Upon arrival, sample met container and preservation requirements for the analysis requested. Please review carefully your sample results for additional analyte comments or method exceptions.
- If the total coliform bacteria and E.coli test results are "Absent" or "<1", these results are satisfactory and the water is bacterially safe for drinking purposes. If the total coliform bacteria test is "Present" or number is greater than or equal to 1 (e.g. 1, 20.7, 50.4, >200.5, etc), this result is UNSATISFACTORY and indicates the water is bacterially UNSAFE and should NOT be used for drinking unless properly disinfected before use (e.g. boiling for one minute). In addition, if the E.coli bacteria test result is also "Present" or number is greater than or equal to 1, this result indicates the water may be contaminated by human or animal sewage. E.coli presence indicates that the water may be contaminated with microorganisms that CAN cause disease and thus, represents a serious health concern. Contact your local county health department or SHL's web site (<http://www.shl.uiowa.edu>; click on Well Water in the left hand menu) for information and guidance to help correct your water quality problem.
- Interpretation: Nitrate+nitrite result less than or equal to 10 mg/L: does not exceed infant health advisory. Nitrate+nitrite result greater than 10 mg/L: EXCEEDS infant health advisory and this water should not be used to prepare formula or used for drinking by infants less than six months of age. Contact your local county health department or SHL's web page (<http://www.shl.uiowa.edu> and private well water) for guidance.

**ANALYSIS INFORMATION**

<b>TEST</b>	<b>ANALYZED</b>	<b>SITE</b>	<b>RELEASED</b>	<b>ANALYSIS PREP</b>
1. Total Coliform and E.coli Bacteria, SM 9223 B	2020-02-11 08:38 KFO, CLL	3200	2020-02-12 08:31 KFO	
2. Nitrate + Nitrite as N, EPA 353.2	2020-02-11 15:11 DJO, KFO	3200	2020-02-12 08:03 KFO	

Collection Location kitchen sink	Collector anderson steve	Client Reference	Accession # 927160
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