

Dixon & Marlene Marsh Building site For Sale



3.22 Gross Acres @ 1543 Floyd Line Street

Survey Parcel "B" in the SW ¼ Section 36, Scott Township;

All in T94N-R18W, Floyd County

Available immediately upon closing

Closing date is negotiable

Estimated R E Taxes ~ \$1,730.00

Asking Price - \$230,000.00



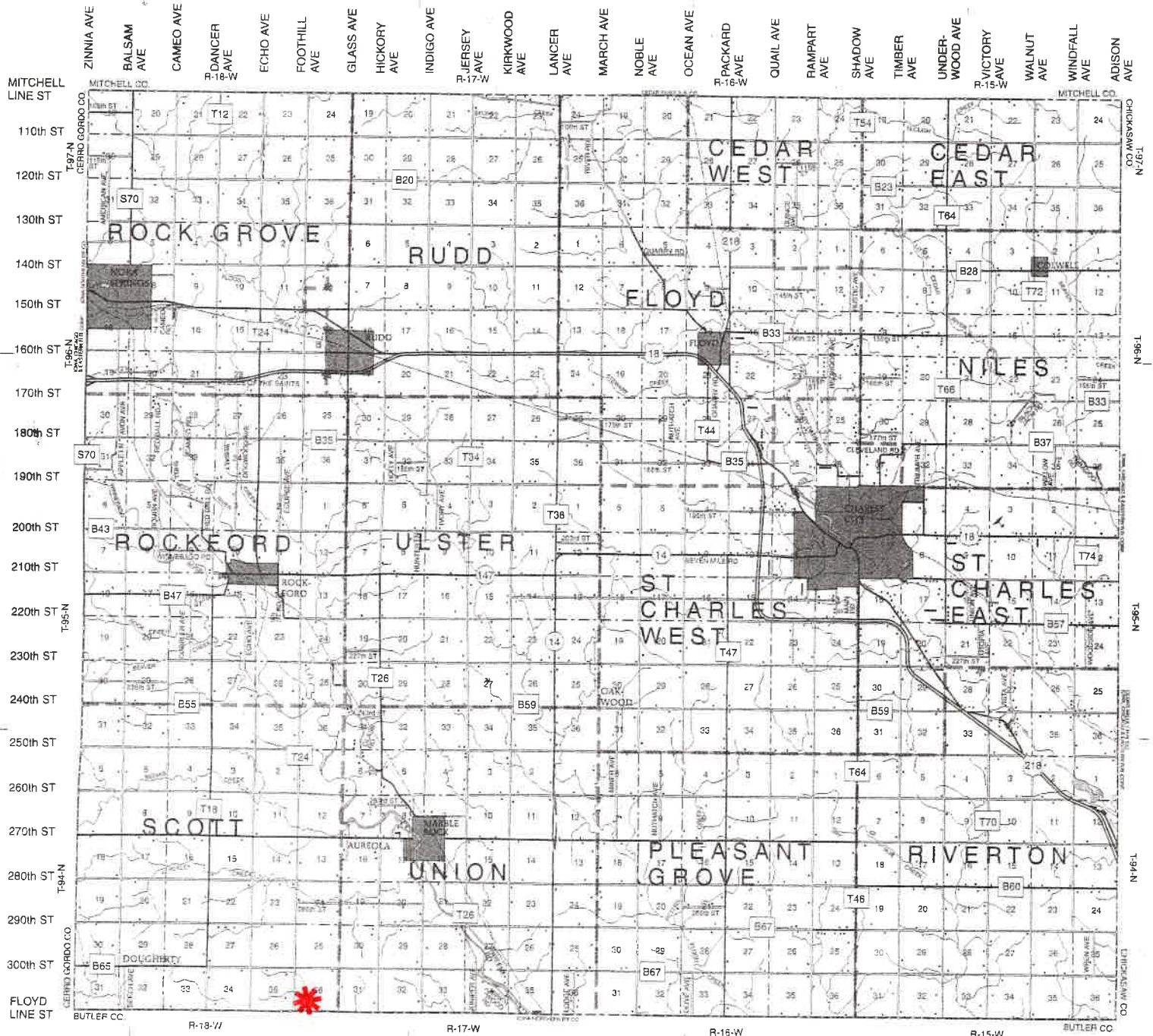
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Licensed Real Estate Broker in the State of Iowa

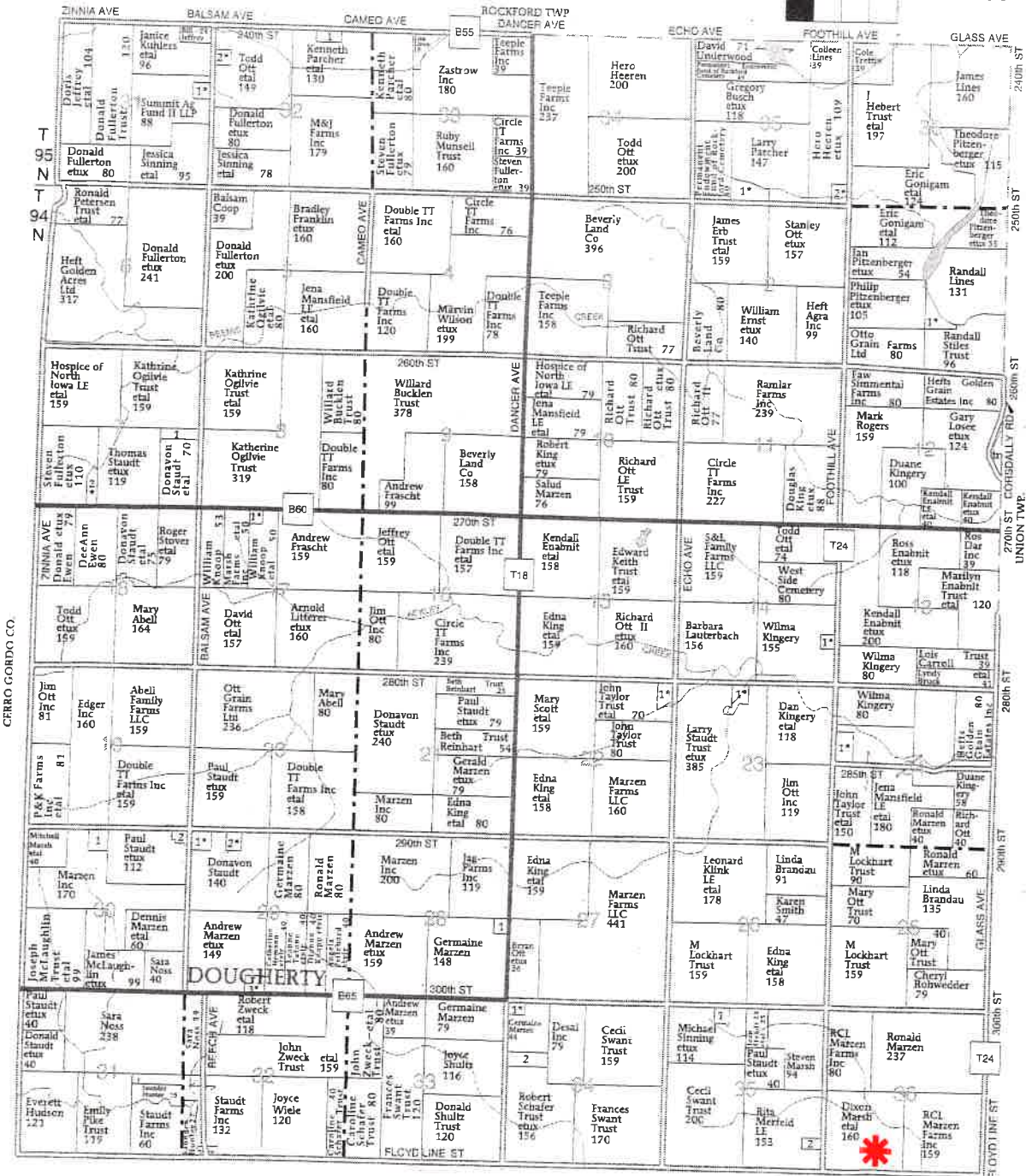
Floyd County, IA



T-94-95-N

SCOTT PLAT

R-18-W



CERRO GORDO CO.

BUTLER CO

Modernized and expanded several times over the past 50 years

High efficiency, LP forced air furnace replaced in 2010

Central air conditioning new in 1998

Hot Water heater, Range/Oven & Dishwasher replaced in 2015

Refrigerator replaced in 2014 Main level washer and dryer are included.

ALL APPLIANCES STAY.

Four bedrooms (3 up; 1 down); Two bathrooms (full common + ¾ Master bath).

1984 Attached insulated garage w/forced air supplemental heat & modern overhead door.

Septic system replaced in Summer of 2020, per County Code, with 1,600-gallon tank and four leachfield lines.

Basement plumbing distribution & discharge lines are all new.

Well water analytical report is attached

SPECIAL PROVISIONS:

- 1) Floyd County has \$1,000 available toward extending the well casing above ground.**
- 2) The field approach at the extreme SE corner of Parcel "B" is a shared driveway.**
- 3) The sellers will retain the right to maintain a tile line that runs through Parcel B from the Marsh land on the South side of Floyd Line Street.**
- 4) The yellow curtains in the West upstairs bedroom & the ceiling light fixture in the South upstairs bedroom are reserved by the sellers. All other window treatments stay.**
- 5) Furnishings are NOT included.**
- 6) LP tanks stay.**
- 7) Sellers retain the right to access through Parcel B for nine months after closing to be able to clear solid waste from the pit silo behind the Utility Shed.**



View from the SW



View from the SE



View from the NE



Detached Garage



North windbreak



Former Chicken House



Utility Shed



Modern Kitchen



Kitchen & Dining Room



Formal living room



Formal Dining Room



Master Bedroom



Master bathroom



Whirlpool tub + Shower



Interior of attached garage



One of two wall safes

Is country living your dream? Come and be enchanted by the whispering winds of the 107-year-old tall pine forest carpeted by violets in the spring. You can plant wildflowers in the tall ditch by the mailbox and watch the colors develop all summer.

It's great to play summer sports of all kinds on the large grassy oval field, ride your bikes around the large circular driveway, or sit around the crackling fire pit in the evening. Snowshoeing, cross country skiing, and sledding down the gently sloping ditch are all possible when your Iowa winter comes.

Whether you want beautiful solitude or a place to play and feel the joy of childhood this acreage is for you. Besides the outdoor experience this renovated four-bedroom, two-bathroom property provides an open concept living and dining room and kitchen. The living room features a wood burning fireplace with a solid stone hearth and a beautiful oak mantle ready for your Christmas stockings.

Enjoy life like your cousins in town with a main level master bedroom suite. The private master bath includes "his and hers" sinks and large walk-in, seamless shower stall. In addition to the large walk-in closet, there a second closet perfect for all storing your wardrobe for all four seasons. There are three more bedrooms upstairs complete with original, classic window and door trim and a beautiful railing and a 107-year-old newel post.

Additional features include a den/family room connected to the kitchen that shares space with the main level laundry area. A few steps away is your 1.5 car garage complete with another large, heated room for your extracurricular activities – exercising, music, crafts, office and more . Outbuildings include an additional two car garage perfect for storing your bikes, ATVs, and lawn mower, a chicken house and an expansive open shed surrounded by concrete and surrounded by possibilities.

This well cared for home has been loved by the same family for over 90 years. Come and live the lifestyle that only this property can bring.



Taken from near the Utility Shed

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.

Benchmark Agribusiness, Inc. is an agent for the Sellers.



Collection Location kitchen faucet	Collector and Phone sherman jeff 641/257-6145	Client Reference dixon marsh	Accession # 1305596
1543 FLOYD LN ST GREENE, IA	Collected 2020-09-30 09:40	Received 2020-10-01 07:00	Project
Report To	FLOYD CO BOARD OF HEALTH 101 S MAIN ST STE 206 CHARLES CITY, IA 50616-		Sample Description water
			Sample Type Drinking Water
			Sample Source
			Sample Note(s) 1, 2

ADDITIONAL SAMPLE INFORMATION

Owner: marsh dixon

Well Number: 2136406

RESULTS OF ANALYSIS - FINAL REPORT

<u>TEST</u>	<u>RESULT (MPN/100mL)</u>	<u>ANALYSIS NOTE(S)</u>
Total Coliform and E.coli Bacteria, SM 9223 B		3
Total Coliform Bacteria	<1	
E.coli	<1	

<u>TEST</u>	<u>RESULT (mg/L)</u>	<u>ANALYSIS NOTE(S)</u>
Nitrate + Nitrite as N, EPA 353.2		4
Nitrate + Nitrite nitrogen as N	4.0	

SAMPLE AND ANALYSIS NOTES

1. There was an error in sample collection date/time (e.g. missing, mismatched, postdated or incorrect).
2. 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.
3. 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.
4. 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

<u>TEST</u>	<u>ANALYZED</u>	<u>SITE</u>	<u>RELEASED</u>	<u>ANALYSIS PREP</u>
1. Total Coliform and E.coli Bacteria, SM 9223 B	2020-10-01 09:06 DJO, CLL	3200	2020-10-02 09:35 DJO	
2. Nitrate + Nitrite as N, EPA 353.2	2020-10-01 15:28 KFO, DJO	3200	2020-10-02 08:22 DJO	



Collection Location	Collector	Client Reference	Accession #
kitchen faucet	sherman jeff	dixon marsh	1305596

DESCRIPTION OF UNITS

[MPN]/100mL = Most Probable Number per 100 Milliliters
mg/L = Milligrams per Liter

SITE(S) PERFORMING TESTING

3200 STATE HYGIENIC LABORATORY CORALVILLE, UNIVERSITY OF IOWA RESEARCH PK, 2490 CROSSPARK RD, CORALVILLE, IA 52241; Phone 319/335-4500; Fax 319/335-4555; Michael D. Schueiler, M.S., Associate Director; Wade K. Aldous, Ph.D. (D)ABMM, Associate Director; IOWA ENVIRONMENTAL LAB ID #027

The result(s) of this report relate only to the items analyzed. Where the laboratory has not been responsible for the sampling stage the results apply only to the sample as received. This report shall not be reproduced except in full without the written approval of the laboratory. If you have any questions, please call Client Services at 800/421-IOWA (4692) or 319/335-4500.