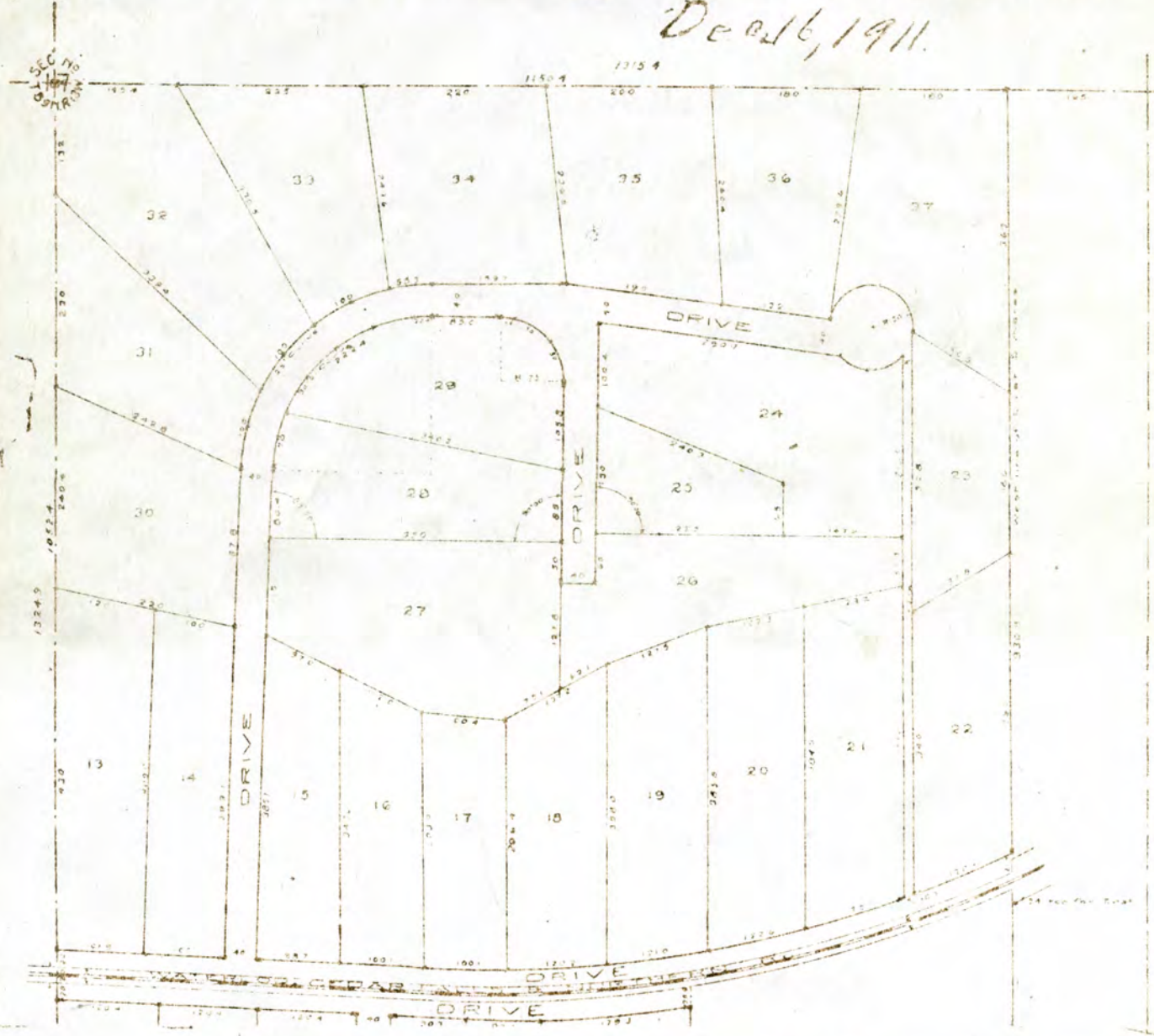


Hartman Reserve
Nature Center

Cliffdale Heights

Midway Between Waterloo
and Cedar Falls

Dec 16, 1911.



lots in Cliffdale Heights vary in size from a little less than one acre to one and a half acres; each has a frontage on a 40 feet driveway, each has a building site, good drainage, several are wholly or partially covered with forest trees, some have fruit trees, others are wholly in meadow; most of them occupy high ground from which there is a commanding view of the surrounding country, Waterloo being in plain sight towards the east and south.

Water supply pipe for gas, running from Waterloo to Cliffdale Heights, crosses the Whitney road, from which can be had for domestic use. Electric light and telephone service at hand, rural free delivery of mails, a new school house of cement blocks, and a barnyard located not far from this land.

There are numerous houses, owned and occupied, on this tract, on the south side of the road.

In the neighborhood, a little further west, there are located some superior permanent conveniences, owned and occupied by people now living there.

The Cedar Valley Road now renders excellent service on this division, the cars being spacious, comfortable, and running on schedule time and it is expected that soon there will be established half hourly service in each direction, instead of hourly, as at present.

There is to be inserted in all deeds the provision that the ravines shall never be used for any other purpose than for residence, pasturage or parks and that the growing trees therein shall not be destroyed, thus effectually providing for a continuance of the great natural beauty now existing there. The one great charm of this land which cannot be duplicated is its natural scenic beauty caused by the peculiar lay of the ground and the surroundings together with the beautiful young forest trees scattered around and the deep secluded ravines where nature has full sway.

Prices asked are much lower than those on any other land of at all similar nature in this vicinity of which, in fact, there is very little at any price on the market. A little further from Waterloo than at this point they are asking about twice and in some instances three times the price that we are asking for land not as desirable as this.

For full particulars and prices, apply to

R. C. COLE, 228 1-2 W. FOURTH ST.