

# HOUSING DEVELOPMENT LOTS NOW AVAILABLE



**STERLING AGRES**  
Residential Development

**PHASE 2**  
10 11 12 13  
DUNN COURT

**PHASE 1 LOTS AVAILABLE NOW  
PRICES STARTING MID \$20K**

MACER DUNN SPORTS COMPLEX  
PARKING LOT  
DETENTION AREA

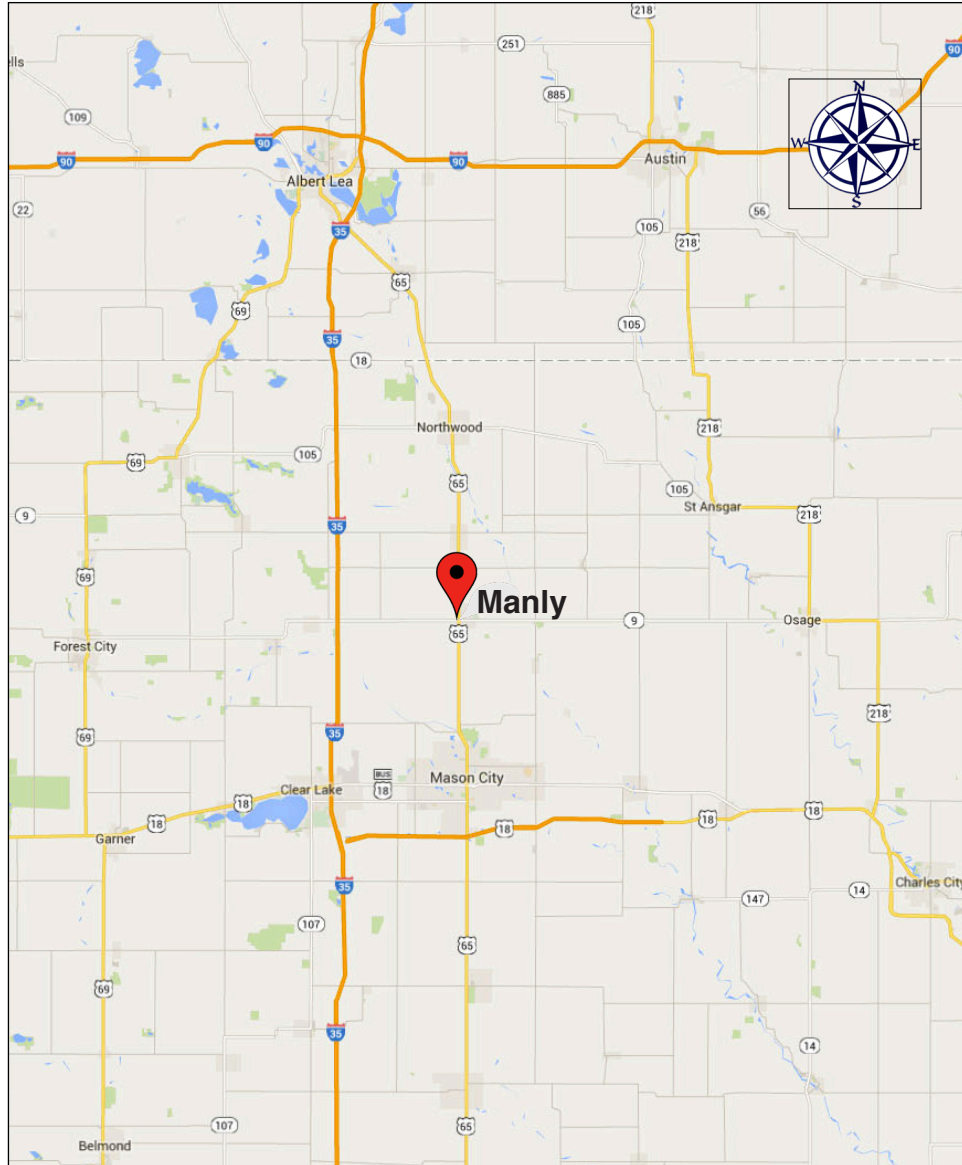
**PHASE 3**  
7 8 9  
MACER COURT

**PHASE 4**  
1 2 3 4 5 6  
LINDEN AVENUE

US HWY 65  
GRANT STREET  
STERLING DRIVE

DEVELOPER: CHARLSON EXCAVATING CO.  
CLEAR LAKE, IA  
www.charlsoninc.com  
PH: 641.357.5601

Steve Molstad Erick Molstad



## FEATURES

- Lot Buy Down Program  
\$10,000 incentive per lot
- Affordable Lot Prices
- City Municipal Utilities
  - Water – Base rate \$13.55 plus step rate on actual consumption
  - Sewer – based on 90% of water consumption
  - Stormwater - \$1.50/month
  - Garbage - \$7/month
  - Recycling - \$3/month
- Electric and natural gas provider is Alliant Energy
- Easy access to highway routes for commutes
  - Hwy 65 runs N-S through Manly
  - Hwy 9 runs E-W through Manly
- Close proximity to interstate travel
  - Interstate 35 is 8 miles west
  - Interstate 90 is 20 miles north
  - Avenue Of The Saints is 15 miles south
- Distance to nearby communities for shopping and employment
  - Mason City, IA – 10 miles south
  - Clear Lake, IA – 19 miles southwest
  - Osage, IA – 20 miles east
  - St. Ansgar, IA – 21 miles northeast
  - Forest City, IA – 24 miles west
  - Lake Mills, IA – 25 miles northwest
  - Albert Lea, MN – 30 miles north
  - Austin, MN – 40 miles northeast

Contact: Winn-Worth Betco | 641.592.0800 | [wwb@wctatel.net](mailto:wwb@wctatel.net)  
PO Box 93 | 203A N. 1st Ave. West | Lake Mills, IA 50450



[www.winn-worthbetco.com](http://www.winn-worthbetco.com)

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## BENEFITS OF SMALL TOWN LIVING



### Quality school

- Central Springs Community School District
- Approx. 810 students
- Ranked 34th out of 290 school districts in Iowa
- Scholarships for EVERY graduating Worth County student
- Worth County Development Authority offers annual scholarship
- Have ranged between \$5,000-7,000+ annually
- Back to School Gift Cards for EVERY Worth County student
- Worth County Development Authority offers annually
- Every student eligible to receive \$75 gift card to be used for school supplies

### Local Amenities

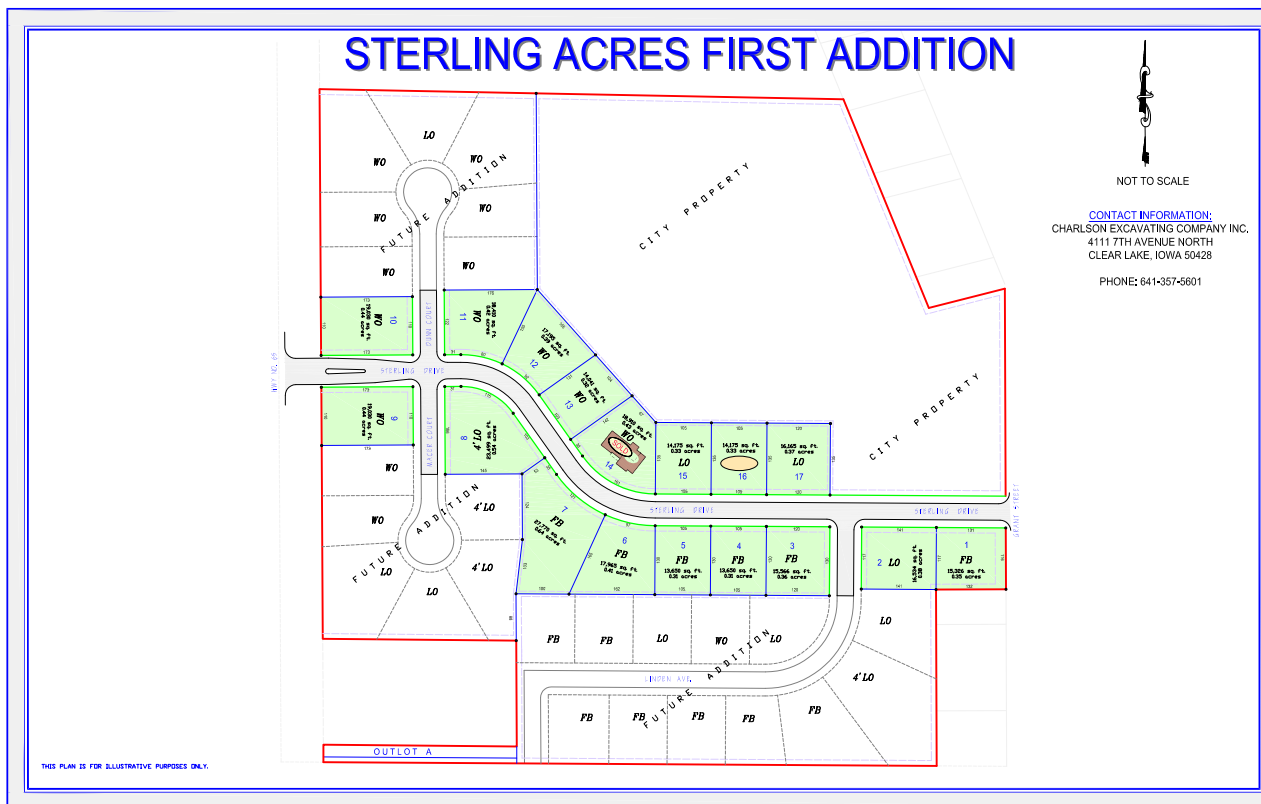
- New aquatic center in 2008
- Public Library
- Senior Center with Meals
- 2 Gas Stations
- Manly Junction Rail Museum
- Various Retail & Service Businesses
- Youth Skate Park
- America Legion Post 110
- Daycare Center/Head Start Facility and Various In-Home Daycares
- 24/7 Police Dept. in Manly
- 24/7 Volunteer Fire Department
- NEW Sports Complex right in Sterling Acres Subdivision

### Company Development at Manly Offering Employment

- Manly Terminal LLC – ethanol storage and load out and distribution facility - approx. 35 jobs on-site with another 50+ with peripheral companies – trucking, etc.
- The Anderson Company – rail car repair and maintenance - 10-15 jobs on site

### Potential future development at Manly with employment

- New Heaven Chemical LLC – sodium methylate production - approx. 16 jobs at startup, potentially doubling within 3 years, average salary of \$15/hour and up
- Sukup Manufacturing – steel warehouse for their Sheffield production facility - approx. 5 positions, average salary of \$13-15/hour and up to start
- Various other companies in discussions regarding Manly location



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