

# WAYNEHANSEN

REAL ESTATE

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## Address or Legal Description:

1396 Hwy 44

Audubon, IA 50025

# of Acres: 17.9

Listed Price: \$349,000

Lot Size: -

Taxes: \$2,130

Bedrooms Main: 3

Bedrooms Up: -

Baths: 3

Garage: 2-car, attached

Basement: Full with bath and possible BR

Roof: Asphalt

Square Feet: 1,689 (3,378 including basement)



Schools: Audubon

Year Built: 2006

Water: Rural & Well

Sewer: Septic

Furnace: Geothermal (3 wells)

AC: Central Air

Out Buildings: 60' x 42' Morton Building with overhead door and slider door

Property Information: Immaculate is the only way to describe this property. 18 gorgeous acres including 15.2 acres CRP. Heritage home new in 2006. Excellent landscaping with walking path around the beautiful views surrounding. Home is in perfect condition with open floor plan. Vaulted ceiling and many windows with pristine views. Master bedroom has tray ceiling with Master bath and large walk-in closet. Main floor laundry. Property has 6 RV hook-ups, 30 amp and water. CRP payments will pay your property taxes with money to spare. Included Appliances: Washer, dryer, refrigerator, stove, dishwasher and microwave.

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