

WAYNEHANSEN

REAL ESTATE

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Address: 1561 220th St.
Audubon, IA 50025
List Price: Reduced to \$214,900
Taxes: \$1,382
Year Built: 1979
Square Feet: 1,452
Lot Size: 3.18 acres
School District: Audubon



Exterior: Vinyl Siding
Roof: Architectural Shingles
Garage: 3 Detached
Bedrooms: 3 up, 1 non-conform.
Baths: 2
Basement: 1,452 square feet
Furnace: Geothermal, 2016
AC: Geothermal, 2016

Fireplace: Wood-burning
Avg. Utilities: -
Water: Rural, well with easement
not hooked up
Sewer: Septic
Out Buildings: 30' x 40' shop, 12' x
12' shed, barn
Appliances: All included

Property Information: This acreage has it all! You'll love the 3 bedroom, 2 bath ranch home (1 non-conforming bedroom in walk-out basement) with open concept flow, stainless steel appliances, new flooring, main floor laundry, beautiful new walk-in shower with tile, wood-burning fireplace, geothermal heat and air in 2016, partially finished basement with options for family room and extra bedroom with tons of storage. Outside, you'll find a 2-car oversized detached garage, a 30' x 60' fenced-in garden with a 12' x 12' garden shed. Plenty of room for hobbies or animals with your fenced-in yard and barn with new metal roof in 2017. The 30' x 40' shop was a great addition in 2017 with air conditioning, heat, security system, wired 220V, epoxy floor, cabinets and tons of storage; building is also zoned for commercial use. This acreage is such a great opportunity for living your country dream! Call Kathi at 712-249-5233 for your tour!

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