

WAYNEHANSEN

REAL ESTATE

4216 Main St. Elk Horn, Iowa 51531
112 W Washington St. Exira, IA 50076

Wayne Hansen: (712) 249-1785
Kathi Kilworth: (712) 249-5233
Abby Rasmussen: (712) 249-1311
Office: (712) 764-7653
Fax: (712) 764-7654

1610 Littlefield Dr. Exira, IA 50076
List Price: **Three Options (see below)**
Taxes: **\$2,434**
Year Built: **1910**
Square Feet: **1,740**
Lot Size: **80 acres M/L**
School District: **Exira-EHK**
County: **Audubon**
Exterior: **Wood**
Roof: **Metal**
Garage: **-**
Bedrooms: **4**
Baths: **1**
Furnace: **Forced Air**
AC: **Wall/Window AC**



Basement: **Full**
Avg. Utilities: **-**
Water: **Well**
Sewer: **Septic**
Out Buildings: **Shed**
Appliances: **-**

Here's an opportunity to own your own farm. 80 acres M/L, located in Sections 3 & 4, Oakfield Township, Audubon County, Iowa. Currently all acres are in CRP, please call for that information.

Three buying options:

- 1) 40 acres on the South side with the home and building site: **\$340,000**
- 2) 40 acres on the North side: **\$240,000**
- 3) All 80 acres with home and building site: **\$580,000**

The home is being sold "As Is" and the seller requests a 24 hour notice for showing the house.

Information is believed accurate, but not guaranteed by real estate company.