

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

1770 260th St. Exira, IA 50076

List Price: **\$205,000**

Taxes: **\$716 (net)**

Year Built: **1925**

Square Feet: **1,997**

Lot Size: **16.41 acres**

School District: **Exira-EHK**

County: **Audubon**

Exterior: **Steel**

Roof: **Asphalt**

Garage: **Detached**

Bedrooms: **4-5**

Baths: **2**

Furnace: **Wall Units (gas)**

AC: **Window Units (3)**



Avg. Utilities: **\$139, MidAmerican**

Basement: **Partial** Water: **Well**

Sewer: **Septic (will need updated)**

Out Buildings: **Barn, 2 storage sheds,
corn crib, 45 x 30 Morton shed**

Appliances: **Stove, dishwasher,
refrigerator, washer, dryer, dehumid.**

Find all the peace and quiet you need on this 16 acre property located in Audubon County. Property includes a pasture with lots of mature oak and walnut trees and a small pond. Three acres are currently used for hay crop. The 45x30 Morton building has a concrete floor and is half insulated - perfect setup for a workshop and all your storage needs. Other buildings include a detached 2 car garage, 2 small storage sheds, a corn crib and a barn. The house had lots of updates around 2010 including a large walk-in master closet and en-suite with double vanity, granite counters and walk-in shower; the kitchen got cabinets, granite countertops, backsplash and appliances; vinyl windows were installed throughout and an asphalt roof was put on. Upstairs you'll find 3-4 bedrooms that lead from one to the next and all have the original hardwood floors. An addition off of the kitchen provides a great space for an office, den or pantry/laundry room. Contact Abby Rasmussen at 712-249-1311 for more information.

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

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