

WAYNEHANSEN

REAL ESTATE

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2133 Hwy 44, Harlan, IA 51537

List Price- **\$175,000**

Taxes- **\$1,994**

Year Built- **1951**

Square Feet- **1,123**

Lot Size- **.73 acres**

School District- **Harlan**

County- **Shelby**

Exterior- **Vinyl Siding**

Roof- **Metal**

Garage- **1-car Tuck-Under**

Bedrooms- **1 up, 1 non-conform. Main**

Baths- **1 (handicap shower)**

Furnace- **Electric baseboard**

AC- **Central Air**



Basement- **Full, 832 square feet**

Water- **Rural** Sewer- **Septic**

Out Buildings- **Service station (1940),
machine shed (42' x 62', 1969),
garage (24' x 52', 1970)**

Appliances- **Stove, dishwasher,
microwave**

Small acreage located right on the edge of Jacksonville, in between Harlan and Kimballton along scenic Hwy 44. The house went under a major remodel 10-11 years ago including windows, drywall, electrical, plumbing, roof, siding, bathroom and kitchen! It was converted to be 100% handicap accessible (including an elevator down to the walk-out basement). And, they added a large front porch that wraps around to the side of the house. There's a non-conforming large bedroom (no closet) on the main floor along with a big bathroom. Upstairs offers the true bedroom and a huge storage area. Laundry area is in the basement. There's an older building outside that was most recently used to house chickens but locals remember it as the little gas station (no storage tanks, etc. are still on the property). 42' x 62' metal building with concrete floor (formerly a feed store) provides ample space for whatever your needs may be along with another garage/shed. Contact Abby at 712-249-1311 for more details.

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

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