

# WAYNEHANSEN

REAL ESTATE

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

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**2404 400th St. Marne, IA 51552**

List Price- **Reduced to \$152,000**

Taxes- **\$956**

Year Built- **1920**

Square Feet- **1,238**

Lot Size- **4.46 acres**

School District- **Exira-EHK**

County- **Shelby**

Exterior- **Wood**

Roof- **Metal**

Garage- **Detached 1-car**

Bedrooms- **3**

Baths- **1**

Furnace- **Wood Stove & Propane**

AC- **Central Air**



Basement- **Partial**

Avg. Utilities- **-**

Water- **Rural**

Sewer- **Septic**

Out Buildings- **Shed, workshop**

Appliances- **-**

Beautiful acreage with over 4 acres on flat, usable ground. This acreage needs some TLC to get it back to its original beauty or it could also be a wonderful place to build your dream home. Country living for all your hobbies, animals, or gardening. The acreage is already hooked up to rural water and the well could be hooked back up for outside water use. This acreage is being sold in "as is" condition and the buyer will be responsible for a new septic system. Don't miss your chance at this sweet acreage.

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

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