

# WAYNEHANSEN

REAL ESTATE

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Address: 2950 Thrush Ave.  
Exira, IA 50076

List Price: \$209,000

Taxes: \$864

Year Built: 1910

Square Feet: 1,760

Lot Size: 14.6 +/- acres

School District: Exira-EHK

Exterior: Wood Siding

Roof: Steel-coated shingles

Garage: Detached, heated

Bedrooms: 4, 3 upstairs

Baths: 3/4

Basement: Unfinished, 552 SF

Furnace: Forced Air

AC: Central Air



Water: -

Sewer: Septic

Out Buildings: Barn, potting shed  
(insulated with window AC unit),  
timber frame shelter, small cabin  
(insulated), small sheds, concrete  
silo, grain bins

Property Information: Perfect country acreage for raising a family, the hobby farmer or hunting enthusiast! Property includes 4 bedrooms, detached, heated garage, timber frame shelter and fenced in areas for your cattle, sheep, goats, hogs or exotic animals (currently an alpaca farm)! Chickens and ducks free range the acreage and could be included with the sale. A long lane leads to the private 14.6 +/- acres homestead. Current owners have planted over 3,000 trees and bushes. A few acres are currently in a CRP program that pays owners about \$455 annually. A creek borders the south end of the property and is surrounded by many acres of cropland and grassland. Abundant wildlife can be viewed from the home's front window. It's only about an hour commute to both Des Moines and Omaha for those that still want the city life! Call Abby today to set up your private tour at 712-249-1311!

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