

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

304 W 3rd St. Kimballton, IA 51543

List Price: **Price Reduced to \$117,000**

Taxes: **\$658**

Year Built: **1900**

Square Feet: **1,232**

Lot Size: **11,880 sq. ft.**

School District: **Exira-EHK**

County: **Audubon**

Exterior: **Wood Siding**

Roof: **Asphalt**

Garage: **Detached 3-car**

Bedrooms: **3**

Baths: **1**

Furnace: **Forced Air, Natural Gas**

AC: **Central Air**



Basement: **Partially finished**

Avg. Utilities: **-**

Water: **City**

Sewer: **City**

Out Buildings: **Workshop in Garage**

Appliances: **Oven, refrigerator,
dishwasher, washer, dryer**

Here's an opportunity to own this lovely 3 bedroom home with an extra non-conforming bedroom in the basement and fenced-in back yard. If you are a sustainable gardener you'll appreciate the established herbs, vegetables, fruits, and flowers that come back every year. The oversized 3-car, all metal garage is insulated with a dedicated work shop (with 60lb. air compressor/paint ventilation set up) and extra storage for all of your outside needs. New garage roof, windows, and door were installed in 2019. The appliances will stay with the property but are not warranted. Call Kathi at 712-249-5233 to see what this property has to offer!

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

WWW.**WAYNEHANSEN**.COM