

WAYNEHANSEN

REAL ESTATE

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

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3162 Pheasant Pl. Exira, IA 50076

List Price: \$215,000

Taxes: \$600 (Est. by County Auditor)

Year Built: 1918

Square Feet: 1,129

**Lot Size: 7 acres M/L to be surveyed,
up to 20 acres available**

School District: Exira-EHK

Exterior: Vinyl

Roof: Metal

**Bedrooms: 1 Main, 2 up, 1
non-conforming**

Baths: 1 with shower only

Furnace: Forced Air, Propane

AC: -



Basement: Partial, unfinished

Avg. Utilities: \$155 electric (Guthrie),

Propane Tank rented

Water: Well (located next to pond)

Sewer: Septic (will be updated)

Out Buildings: 54x45 machine shed

Appliances: None

Located just a half mile from the entrance of Littlefield Park in Exira and surrounded by Iowa's picturesque rural countryside - this acreage will be surveyed off to include approximately 7 acres which includes a mixture of trees and a small pond. Property also has a 54x45 steel building that could be used to park vehicles or house some animals and your hobbies. The house has had many updates in recent years including a metal roof, vinyl siding, windows and a kitchen remodel. Septic will be updated. There's some beautiful, original hardwood floors, doors and trim. One main floor bedroom and the bathroom has a shower and includes laundry area which is right off the kitchen. Two generously sized bedrooms are upstairs along with a flex room. Sellers are willing to entertain offers to include up to 20 acres to the South and an additional pond. Tenants must be given a minimum 24 hour notice for all showings and all interested parties must be accompanied by a licensed agent on the property. Contact Abby 712-249-1311 to set up your showing.
Information is believed accurate, but not guaranteed by real estate company.

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