

# WAYNEHANSEN

REAL ESTATE

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

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529 Umbrella Rd. Walnut, IA 51577

List Price: **\$299,000**

Taxes: -

Year Built: **1977**

Square Feet: **1,636**

Lot Size: **3 acres**

School District: **Exira-EHK**

County: **Shelby**

Exterior: **Brick, Wood**

Roof: **Asphalt**

Garage: **Attached 2-car**

Bedrooms: **4**

Baths: **2 Full**

Furnace: **Forced Air, Propane**

AC: **Central Air**



Basement: **Full, partially finished**

Avg. Utilities: -

Water: **Well**

Sewer: **Septic**

Out Buildings: **Barn, shed, outbuilding**

Appliances: **Washer, dryer**

If your dream is to live in the country and enjoy peace and quiet and beautiful sunsets... then this is the acreage for you. Make this ranch home yours with your own cosmetic touches. This sprawling Ranch has 3 main floor bedrooms with a 4th non-conforming bedroom in the basement. This home has 2 wood burning fireplaces, main floor laundry, handicap accessible, and a 2-car attached garage. The basement is an open canvas for a family room, storage, or a gym. An extra non-conforming bedroom, bathroom, and kitchenette are already there for you. Outside you'll find beautiful views, buildings for animals, outdoor storage, and a great potential for a He/She shed, and plenty of space for gardening. This is truly a great opportunity to own a beautiful acreage. Seller will complete a survey with 3 acres M/L being offered. Call Kathi at 712-249-5233 to view this property. *Information is believed accurate, but not guaranteed by real estate company.*

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