



SOUTHWEST IOWA REAL ESTATE CO.

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LISTING INFORMATION

ADDRESS: 2288 Crane Avenue

OWNER: Three Guys LLC

OCCUPANT: Same

LEGAL: SESW & SWSW Except All That Is Lying West Of County Road Sec. 4-79N-R36W

PRICE: \$630,000

BEDROOMS: 3

BATHS: 1 1/2

LOT SIZE: (approx.) 78 Acres

SF MAIN FLOOR: (approx.) 1,300

SF UPPER FLOOR: (approx.) 750

SF BASEMENT: (approx.) N/A

YEAR BUILT: 1900; Renovation 2008

YEAR BOUGHT: 2006

TYPE CONSTRUCTION: Frame

STYLE OF HOUSE: 1 1/2 Story Remodeled Corn Crib

SIDING: Metal

COLOR: Red

ROOF AGE: Steel (2008)

PATIO/DECK: No

ENCLOSED PORCH: No

OPEN PORCH: Yes

GARAGE: 2-Car attached; 1-Car detached

DRIVE PAVED: No (Gravel)

STREET PAVED: No (Gravel)

FOUNDATION: Crawl Space

TYPE BASEMENT: None

HEAT: Electric Furnace

FUEL: All electric except hanging heater in garage (LP)

AIR CONDITION: 6 Ton Central

WATER: Rural (Avoca)

SEWER: Septic

2016/2017

GROSS TAX: \$1,812 **NET TAX:** \$1,812

FUTURE HOMESTEAD: Yes **VETS:** No

ASSESSED VALUATION: \$96,310

ZONING: Agriculture

SCHOOL DISTRICT: Audubon

AVERAGE UTILITIES: \$192

(Electric) (Last 24 mo. per Nishna Botna Valley REC)

POSSESSION DATE: 30-60 days

KITCHEN/DINING AREA: Yes

DISHWASHER: Yes

CABINETS: Wood

WATER SOFTENER: No

WASHER & DRYER LOCATION: Main Level

ELECTRIC PANEL: 200 Amp Service

WATER HEATER: 50 Gallon Electric

INCLUDED: Window treatments, stove, refrigerator, microwave, dishwasher, washer/dryer, LP tank.

REMARKS

This is a once-in-a-lifetime opportunity to own your own personal retreat—a gorgeous home surrounded by nature’s beauty in the ultimate peaceful setting. You’ll find wonderful privacy on almost 80 acres of land, with 3 private ponds perfect for fishing. The home itself is a fully remodeled corn crib featuring 1 1/2 stories with vaulted ceilings, exposed beams, hardwood floors and more. The first floor is highlighted by an open concept kitchen/living area, which leads to a large deck. The second story and loft feature large windows that overlook the stunning property with unmatched views. Enjoy plenty of storage and garage space with the attached 2-car garage, as well as a fully insulated detached 1-car garage. (78 acres includes 38 acres in CRP, expiring in 2020, and 28.6 tillable acres with an average CSR of 49.) Call today for a personal tour!

The above information, although believed to be accurate, is not guaranteed to be so by Listing REALTOR. The house size, lot size, year built and other information are taken from public records and other available sources, these matters may be verified with the help of a home inspector or other expert. The taxes shown above may not reflect the actual taxes that will become payable after purchase. Homestead Credit may not apply to future taxes.