



SOUTHWEST IOWA REAL ESTATE CO.

417 SOUTH PARK PLACE AUDUBON, IA 50025-1215

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-----LISTING INFORMATION-----

ADDRESS: 1568 200th St
OWNER: Holly Kjergaard
LEGAL: NW NE 25-80-36

PRICE: \$250,000
BEDROOMS: 4
BATHS: 4½

LOT SIZE: (approx.) 3 acres (to be determined by survey)

SF MAIN FLOOR: (approx.) 2,730

SF UPPER FLOOR: (approx.) 1,738

SF BASEMENT: (approx.) 1,628

YEAR BUILT: 1915 **YEAR BOUGHT:** 1979

TYPE CONSTRUCTION: Frame

STYLE OF HOUSE: 2 Story

SIDING: Metal

COLOR: Tan

ROOF AGE: 1999

PATIO/DECK: 292 SF in the back

ENCLOSED PORCH: N/A

OPEN PORCH: 132 SF in the front

GARAGE: 2-car attached (22x22)

DRIVE PAVED: No

STREET PAVED: No

FOUNDATION: Block

TYPE BASEMENT: Partial

HEAT: Forced Air (Lennox)

FUEL: Propane

AIR CONDITION: Central

WATER HEATER: Electric (2015)

WATER SOFTENER: Included

ELECTRIC PANEL: Circuit breakers (basement); fuses (upstairs)

2017/2018

GROSS TAX: \$4,626.77 **NET TAX:** \$4,444.00

ASSESSED VALUATION: \$302,380 (with 40 acres)

ZONING: Agriculture

SCHOOL DISTRICT: Audubon Schools

AVERAGE UTILITIES: \$159

(Electric) (Last 24 months per Mid American)

SEWER: Septic

WATER: Rural water & well (capped off)

KITCHEN/DINING AREA: Yes

DISHWASHER: Yes

DISPOSAL: No

CABINETS: Custom oak cabinets

CURTAINS/BLINDS/DRAPES: Included

WASHER & DRYER LOCATION: Upper level & main floor

POSSESSION DATE: 30 days

INCLUDED: Hot tub, TV & sound system in basement, stackable washer/dryer, freezer, washer/dryer on main floor, stove, refrigerator, dishwasher

-----REMARKS-----

Once-in-a-lifetime opportunity! This beautiful home features more than 5,000 square feet of living space with 4 bedrooms and 5 bath locations! You'll love entertaining in the updated kitchen and great room (with 24' vaulted ceilings) or large lower level family room with wet bar. Amazing 4-season room is ready for you to unwind in the spacious hot tub looking out over the countryside. Approximately 3 acres will be surveyed off with the house. Acreage includes 2 steel utility buildings, an open-front hog building, 2 hog finishing buildings (holding 350 pigs/each), a farrowing house (with 40 stalls), and 2 grain storage bins (together hold 25,000 bushel).

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.