



# SOUTHWEST IOWA REAL ESTATE CO.

417 SOUTH PARK PLACE AUDUBON, IA 50025-1215

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SINCE 1878

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## -----LISTING INFORMATION-----

**ADDRESS:** 1007 Third Ave, Audubon

**OWNERS:** Nathan & Sara Ann Vorm

**LEGAL:** Lot 2 NW SE Less .72 A in

Commercial Tract 28-80-35 &

Tract in Lot 2 NW SE 125' x 250' 28-80-35

**PRICE:** \$85,000

### **DETAILS**

24' x 48' machine shed/shop

32' x 49' machine shed/shop

(insulated & heated, with restroom)

18' x 30' steel storage units (3 bays)

5 acres tillable land (currently rented)

**LOT SIZE:** (approx.) 5.72 acres

**SF MACHINE SHED (west):** (approx.) 1,152 SF

**SF MACHINE SHED (east):** (approx.) 1,568 SF

**SF STORAGE UNITS:** (approx.) 540 SF

**YEAR BUILT:** 1977 (storage units & east shed)

1978 (west shed)

**YEAR BOUGHT:** 2004

**TYPE CONSTRUCTION:** Steel

**STREET PAVED:** Yes **DRIVE:** Gravel

**HEAT:** Propane heater in east shed

**FUEL:** Propane

**ELECTRIC PANEL:** Breakers (west shed);

Fuses (east shed)

### **OVERHEAD DOOR DIMENSIONS:**

West shed: 10' x 8' (with opener)

East shed: 9' x 8' (with opener)

Storage units: 9' x 8' (3 manual doors)

### **2018/2019**

**GROSS TAX:** \$1,087.21 + \$135.14

**NET TAX:** \$1,008 + \$136

**ASSESSED VALUATION:** \$27,420 + \$7,750

**ZONING:** Commercial & Agriculture

**AVERAGE UTILITIES:** \$56/mo

(Electric) (Last 24 months per MidAmerican)

**SEWER:** Septic

**WATER:** City

**POSSESSION DATE:** 30 days (5 acres subject to tenant's rights)

**EXCLUDED:** Cabin will be moved by seller

## -----REMARKS-----

This unique property offers countless opportunities. Large steel shed (east) is connected to a steel building designed for storage, with three separate bays (all with concrete floor and electricity). East shed is insulated and heated and currently has two additional rooms/offices, closet, and a bathroom within the shop. Another steel shed (west) with concrete floor and electricity offers shop area or storage. In addition, property includes 5 acres of tillable land; in the past, 1 acre of which was used as pasture.

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.