

# WAYNEHANSEN

REAL ESTATE

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

Wayne Hansen: (712) 249-1785  
Kathi Kilworth: (712) 249-5233  
Abby Rasmussen: (712) 249-1311  
Office: (712) 764-7653  
Fax: (712) 764-7654

1612 Oak St. Atlantic, IA 50022

List Price: **\$98,000**

Taxes: **\$1,580**

Year Built: **1954**

Square Feet: **1,189**

Lot Size: **.26 acres**

School District: **Atlantic**

County: **Cass**

Exterior: **Brick/Vinyl**

Roof: **Asphalt**

Garage: **Attached 2-car**

Bedrooms: **3**

Baths: **1**

Furnace: **Forced Air, Gas**

AC: **Central Air**



Basement: **Crawl Space**

Avg. Utilities: **\$88, electric, water, sewer**

Water & Sewer: **City**

Out Buildings: **Storage Shed**

Appliances: **Washer, dryer, stove, microwave, hood, refrigerator**

This brick Ranch might have just what you're looking for! The 3 bedrooms and combo living/dining room all have Oak floor under the carpet. White cupboards adorn the eat-in kitchen, there's an attached 2-car garage, bonus room and a wonderful backyard with covered patio, storage shed and swing set! Did we mention all of the appliances are included and there's some newer vinyl windows? All this home needs is your loving touch and it's ready to go! Call Abby now to set up a private showing at 712-249-1311.