

WAYNEHANSEN

REAL ESTATE

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

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1715 Littlefield Dr, Exira, IA 50076
List Price: **Price Reduced to \$45,000**
Taxes: **TBD**
Year Built: -
Square Feet: -
Lot Size: **5+/- ac. (subject to survey)**
School District: **Exira-EHK**
County: **Audubon**
Exterior: -
Roof: -
Garage: -
Bedrooms: -
Baths: -
Furnace: -
AC: -



Basement: **Great layout for walk-out basement**
Water: **Rural water available**
Sewer: **Private septic will need to be installed**
Out Buildings: -
Appliances: -

Have you been waiting for the perfect opportunity to build that acreage you've always been dreaming of? Now's your chance! Sellers are willing to survey off a minimum of 5 acres to make your dreams come true. Wanting more acres? No problem, more acres are available. With interest rates as low as they are - there's no better time than the present. Property is located on a paved, county highway, halfway between Exira and Elk Horn, with views of Iowa's rolling hills. Rural water access and Marne Elk Horn Telephone fiber optic internet are both available. Sellers are willing to give a credit for some dirtwork. Listing agent is a part owner in this property. Call Abby at 712-249-1311 for more information on this property.