

WAYNEHANSEN

REAL ESTATE

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

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1886 270th St. Exira, IA 50076
List Price: **Reduced to \$150,000**
Taxes: **\$1,104 (gross)**
Year Built: **1900**
Square Feet: **1,873**
Lot Size: **8.41 acres +/-**
School District: **Exira-EHK**
County: **Audubon**
Exterior: **Masonite**
Roof: **Asphalt**
Garage: **Detached 2-car w/ loft (2008)**
Bedrooms: **4 (upstairs)**
Baths: **1 3/4**
Furnace: **Forced Air, Gas (Main floor)**
AC: **Central Air (Main Floor)**
Basement: **Partial, unfinished (551 sf)**
Fireplace: **Wood burning stove**



Avg. Utilities: **\$60/mo rural water, \$97/mo MidAmerican electric**
Water: **Rural water and well**
Sewer: **Septic**
Out Buildings: **Barn**
Appliances: **Refrigerator, stove (right burners don't work), microwave, dishwasher, propane tank owned**

Amazing views for miles! This 4 bedroom acreage is nestled atop a hill between mature trees just a mile off of Highway 71, North of Exira. The deck overlooks the beautiful backyard with views of the approximately 6 acre pasture/hay field, along with fruit trees and a small barn. Mature Oak trees to the West provide the perfect space for lazy afternoons on the tire swing and nights by the fire pit. The detached 2-car garage was built in 2008 and has an amazing space above that could be finished off into a studio, workshop, play area, man cave, you name it! Custom white cabinets, butcher block countertops and updated laminate hardwood flooring make for a warm and inviting kitchen. The sliding glass doors let in lots of natural light and open onto the deck. Off the kitchen you have a small office, a bathroom with shower and the laundry room. The 16' x 28' family room has 3 beautiful, newer windows facing South and a cozy woodburning stove for colder winter nights. Upstairs you'll find newer windows and carpet in all 4 bedrooms along with some wood-planked accent walls and a full bathroom. Don't let this one slip away. Please call Abby today at 712-249-1311 for a private tour.

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