

# WAYNEHANSEN

REAL ESTATE

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

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2314 St. F32, Kirkman, IA 51447

List Price: **\$275,000**

Taxes: **\$852**

Year Built: **1918**

Square Feet: **1,456**

Lot Size: **4.32 acres**

School District: **IKM-Manning**

County: **Shelby**

Exterior: **Aluminum Siding**

Roof: **Asphalt**

Garage: **Attached 1-car**

Bedrooms: **4**

Baths: **1**

Furnace: **Electric & Wood Stove**

AC: **Central Air**



Basement: **Full**

Avg. Utilities: **-**

Water: **Well**

Sewer: **Septic**

Out Buildings: **Shed, outbuilding**

Appliances: **Oven, refrigerator, dishwasher**

If you love charm, character, and peaceful country living, then this is the acreage for you. From the moment you walk in the door you'll see the beautiful woodwork, colonnades, and oak floors throughout the main level and yellow heart pine floors on the second floor. Keep warm all winter with the vintage wood stove or cook on the antique cook stove. The home has a covered porch with 2 porch swings that just add more charm to this property. The heat pump was replaced in 2016 and has a 10 year warranty. The roof was new in 2016 also. Machine shed is fully cemented and is 54' X 112' and can hold all of your equipment and outside storage needs. The seller is updating the septic. Call Kathi at 712-249-5233 and come see this beautiful "Farm House" today!  
*Information is believed accurate, but not guaranteed by real estate company.*

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