

# 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

**2458 Bluebird Ave. Kimballton, IA 51543**

**List Price- \$229,000**

**Taxes- \$756 estimated w/ credit**

**Year Built- 1915**

**Square Feet- 2,132**

**Lot Size- 4 +/- acres subject to survey, up to 80 acres available**

**School District & County- Audubon**

**Exterior- Vinyl Siding**

**Roof- Metal**

**Garage- Attached 2-car, detached 2-car**

**Bedrooms- 3 Baths- 2**

**Furnace- Forced Air, Propane**

**AC- Central Air**



**Basement- Full (856 square feet)**

**Appliances- Refrigerator, stove, microwave, dishwasher, washer, dryer, propane tank, water softener, wind turbine (currently not working), solar panels Excluded: All lawn ornaments, well pump**

Country views for miles! Enjoy the piece and quiet of the countryside, but have the amenities of being close to town and on a paved road. This home has a large eat-in kitchen, separate dining room, wood burning stove in the family room, main floor bathroom and laundry area, and an attached 2-car garage. Upstairs you've got a large MBR with walk-in closet and full bathroom plus 2 other bedrooms and a walk-up attic that could be finished off. Outside there's a deck to the south, an extra garage that's been used as a workshop, a big chicken house, corn crib with lean-to, and a 40' x 20' pole shed. AC unit was new in 2021 and furnace in 2017; metal roof, windows and vinyl siding were all updated less than 20 years ago. You also have rural water through Avoca Regional Water and a solar panel to drastically reduce your energy bills. Price includes approximately 4+/- acres (subject to survey), but up to 80 acres are currently available. Contact Abby at 712-249-1311 for more details and pricing.

*Information is believed accurate, but not guaranteed by real estate company.*

WWW.WAYNEHANSEN.COM