

WAYNEHANSEN

REAL ESTATE

4216 Main Street, Elk Horn, IA 51531
Office: (712) 764-7653 Fax: (712) 764-7654
Wayne Hansen: (712) 249-1785
Kathi Kilworth: (712) 249-5233
Abby Rasmussen: (712) 249-1311

Address: **2471 Crane Ave.**
Elk Horn, IA 51531

List Price: **Reduced to \$262,500**

Taxes: **\$2,118**

Year Built: **1910**

Square Feet: **2,066**

Lot Size: **3.414 acres**

School District: **Exira-EHK**

Exterior: **Permanent Siding**

Roof: **Asphalt**

Garage: **Attached 2-car**

Bedrooms: **3, 1 non-conforming**

Baths: **2 1/4**

Basement: **Partially finished**

Furnace: **Dual heat, Forced air**

AC: **Central Air**



Water: **Rural**

Sewer: **Septic**

Out Buildings: **Barn, shop, corncrib, shed, hog house**

Appliances: **Refrigerator, dishwasher, gas stove, microwave, washer, dryer. Garage appliances negotiable**

Property Information: Here's your chance to own a picture perfect acreage just North of Hwy 44 outside of Kimballton! This 1910 farmhouse has had extensive updates including a 2-car attached and heated garage, permanent siding, Anderson windows, kitchen and bathroom remodels and most recently, a family/rec room was finished in the basement. The 3-4 bedrooms home features beautiful, original hardwood floors and woodwork, Main floor laundry, rural water, large master bedroom, heated tile bathroom floors, jetted tub, horseshoe driveway, fenced-in garden and many historical out buildings that can still be used for all outdoor hobbies and animals. Call Abby at 712-249-1311 to see this property.

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