

# WAYNEHANSEN

REAL ESTATE

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

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**2505 340th St. Brayton, IA 50042**

List Price: **Reduced to \$115,000**

Taxes: **\$356**

Year Built: **1918**

Square Feet: **1,260**

Lot Size: **5.24 gross acres**

School District: **Exira-EHK**

County: **Audubon**

Exterior: **Wood**

Roof: **Asphalt**

Garage: **None**

Bedrooms: **3**

Baths: **1**

Furnace: **High Efficiency**

AC: **1 window unit included**



Basement: **Full, unfinished**

Avg. Utilities: **\$145, Guthrie REC**

Water: **Well (2014) Sewer: Septic (2013**

**recently inspected) Out Buildings: Small**

**barn and large dog shed, option to rent**

**neighbor's shed Appliances: Refrigerator,**

**stove, microwave hood, dishwasher,**

**washer, dryer, propane tank**

Looking for the perfect, peaceful, Iowa acreage? With a touch over 5 acres, it's the perfect size for the hobby farmer or to just explore the outdoors. The perimeter is completely fenced off and currently has horses on it. In recent years, the owners have remodeled the kitchen, bathroom and living room area to allow this home to have lots of warmth and one-of-a-kind country charm - from the ceilings to the planked wall to the original hardwood floors! The appliances are all included, even the main floor washer and dryer! The septic and well are both less than 8 years old and the furnace is high efficiency. This home sits on the south edge of Audubon County, close to I-80 and halfway between Omaha and Des Moines. You must see it in person to appreciate it! Call Abby at 712-249-1311 today for your personal tour!

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