

WAYNEHANSEN

REAL ESTATE

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Address: **2601 Lark Ave.**
Exira, IA 50076

List Price: **Reduced to \$198,500**

Taxes: **\$920**

Year Built: **1905**

Sq. Feet: **2,163** (subject to assessor review)

Lot Size: **7.84 acres**

School District: **Exira-EHK**

Exterior: **Vinyl Siding**

Roof: **Asphalt**

Garage: **Detached 2-car**

Bedrooms: **5**

Baths: **Two 3/4 baths**

Basement: **Partial, unfinished**

Furnace: **Forced Air, Natural Gas**

AC: **Central Air, New in 2019**



Fireplace: **Gas**

Water: **Well, Easement access**

Sewer: **Septic, Will be updated**

Out Buildings: **Machine shed,
barns, silo, pole barn, garden shed**

Appliances: **Refrigerator, stove,
microwave, dishwasher, washer,
dryer, 5-6 person hot tub included**

Property Information: With almost 8 acres and lots of out buildings, including a 70' x 48' machine shed with concrete floor, you have plenty of room for all of your outdoor activities. Whether that's feeding livestock, tinkering in the shop, a place to store your toys, gardening or hobby farming, it's got what you need! This 5 bedroom, 2 bath home has had lots of updates over the years, including an updated kitchen and bath, Master bedroom with en suite and hot tub, gas fireplace, newer roof, siding and some windows. More recently, it's had a furnace, AC, front door and deck put on. You've also got a garden shed and 2-car garage close to the house. Currently, there are 3.5 acres in cropland (which has had tile work done) that provides a little income. There's plenty of mature trees to the North and beautiful countryside views to the East to watch the morning sunrise. The home sits less than 2.5 miles off of Hwy 71 between Exira and Audubon. Call Abby to take a look before it's gone at 712-249-1311.

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