

# WAYNEHANSEN

REAL ESTATE

4216 Main St. Elk Horn, Iowa 51531  
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**2756 190th St. Audubon, IA 50025**

List Price- **Reduced to \$295,000**

Taxes- **\$1,620**

Year Built- **1908**

Square Feet- **2,514**

Lot Size- **4.98 gross/4.55 net**

School District- **Audubon**

County- **Audubon**

Exterior- **Vinyl Siding**

Roof- **Asphalt**

Garage- **Attached 2-car**

Bedrooms- **4**

Baths- **3**

Furnace- **Lennox Pulse (propane)**

AC- **Central Air**



Basement- **772 SF, partially finished**

Avg. Utilities- **\$315/mo. (Guthrie REC)**

Water- **Rural (Manning)**

Sewer- **Septic (Passed inspection)**

Out Buildings- **Several buildings/bins**

Appliances- **Household appliances included**

**What an iconic property! It's not every day you get this rare opportunity to buy a business such as the widely known Chuck's Bargain Barn! Not only does it come with all of the inventory in every single outbuilding, it also comes with a 4 bedroom, 3 bath farmhouse with main floor MBR, laundry and 2 car garage. Wait! It doesn't stop there, you can also get a John Deere 2020 with loader, IH 574 with loader, JD zero turn mower and a Chevy pickup and trailer. Property sold as-is. Please call Abby at 712-249-1311 to set up a showing of the property as there's too much to mention!**

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