

# 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

**2977 Heron Pl. Exira, IA 50076**

**List Price: \$175,000**

**Taxes: \$1,000 estimated**

**Year Built: 1910**

**Square Feet: 1,928**

**Lot Size: 7.5 acres +/-**

**School District: Exira-EHK**

**County: Audubon**

**Exterior: Aluminum**

**Roof: Asphalt**

**Garage: Detached**

**Bedrooms: 4**

**Baths: 1 Full, shower in basement**

**Furnace: Forced Air, Rheem (2003)**

**AC: Central Air, Lennox (2011)**



**Basement: Full, unfinished, 860 sq. ft.**

**Water: Rural**

**Sewer: As-is, not up to code**

**Out Buildings: Machine shed, hog shed, grain bin**

**Appliances: Refrigerator, deep freeze, stove, microwave, washer, dryer**

Bring new life to this century farm homestead. House and pasture will be surveyed off to include approximately 7.5m/l acres. Several outbuildings include a 36' x 56' shed with overhead and sliding door, a grain bin and a detached one car garage, plus others. Any partition fence will be the sole responsibility of the acreage buyer. Inside you'll find beautiful and rich hardwood floors and original trim throughout. Main floor laundry and bathroom. The master bedroom has a walk-in closet and all of the appliances are included (even the deep freeze). Upstairs you have 3 more bedrooms, a storage room, and stairs that lead up to the attic which could be finished off someday. Other perks include aluminum siding, rural water, updated electrical panel and HVAC. Acreage is in an estate and will be sold as-is. Contact Abby at 712-249-1311.

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

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