

1265 565th Trl, Lovilia \$110,000

2 Bedroom Ranch on 2 Acres

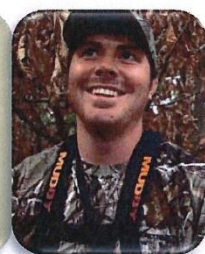




Rural Lovilia, Iowa country home on two acres offers you a place in the country. Just one hour to Des Moines; five minutes to Lovilia; 15 minutes to Albia-the county seat of Monroe County. This home was severed from the adjoining farm. The attractive exterior shows recent care and maintenance: **vinyl siding** and **shutters**, **newer roof**, **new septic system**. Spacious entry area/**family room** (452 sq. ft.) and **two-car garage** was added a few years ago providing open entertainment and/or living space that you can mold to your lifestyle. Balance of upstairs includes dining area just off the kitchen; large living room; two bedrooms and a $\frac{3}{4}$ bath. Unfinished full basement has poured, brick-stamped basement walls, full bath, electric hot-water heater. Property extends into the pasture to north and includes **two grain bins**.



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THE "AMMONS" FAMILY

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The above information, although believed to be correct, is not warranted or guaranteed by the owner, listing firm or listing agent.



Legal:

Parcel "C": part of NE ¼ of SE ¼ Section 18,
T73N, R18W

Exact Legal will come from Abstract

Taxes:

\$1172 (2016/17 payable)

Utilities:

Chariton Valley Elec: \$167 (6 month average)

Rathbun Rural Water

Septic (2015)

Albia Community School District

T-73-N

UNION PLAT

R-18-W

Directions: From
Lovilia IA: west on
Hwy H16 to end of
pavement; turn
south on 565th Trl ¾
mile; property on
right side of road.

