

Hawkeye Farm Mgmt & Real Estate



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Beautiful Country Home on 4½ Acres

\$194,800

KEY FEATURES:

- 1560 Sq. ft.
- Built 2008
- 3 car attached & 2 car detached garages
- Hot Water Heat floors
- Steel Siding & Roof
- Open Concept construction
- Mature trees/landscaping



2370 520th Ave, Melrose, IA

Southern Iowa, Monroe County, country home and acreage for sale on paved highway just minutes from Lake Rathbun. Luxurious 4 1/2 acres offers 2008 built, open-concept home and three-car garage. Home and garage feature gas-heated hot-water floor heat in addition to forced-air gas furnaces. Anderson casement windows are used throughout. Two newer, attractive steel outbuildings, 30x30 & 32x32, complete with full concrete and electric overhead doors offer plenty of storage options for your boat, 4 wheelers and recreational gear. Large concrete parking area & driveway provide an attractive & convenient entrance to this lovely home & afford plenty of clean & dry work space for all your projects. Manicured lawn wraps around the entire home & building site, insulating home from highway & offering great privacy. Numerous young trees are planted throughout the lawn. North of acreage is in hay; fenced scenic pasture surrounds acreage on 2 sides.



THE "AMMONS" FAMILY

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- 1560 Sq. Ft. 2-Bedroom,
2 Bath
- Taxes: \$2322
- Lot Size: 4.5 acres
- Electric Ave. - \$77
Chariton Valley REC,
- Rathbun Rural Water
- Garage: 3 car attached
2 car detached
- Heating/AC: Forced Air
- Fuel Source—Propane
(tank leased from SIO)
- Albia Community
School District



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