



**We are Pleased to
Present for Sale
House, Buildings and 6 Acres m/l
Muscatine County, Iowa**



- OWNER:** Chester A. and Patty M. Hafner
- LOCATION:** From Letts: 2 miles west on County Road G40, 1 ½ miles north on O Avenue (turns into Emmert Avenue), 1 mile west on 270th Street.
- ADDRESS:** 1359 276th Street, Letts, Iowa 52754.
- LEGAL DESCRIPTION:** House, buildings and 6 acres m/l located in the NE ¼ NW ¼ Section 34 Township 76 North, Range 4 West of the 5th P.M., Muscatine County, Iowa. The exact legal description and acres will be determined by a survey.
- PRICE & TERMS:** \$165,000.
- POSSESSION:** Negotiable.
- TAXES:** To be determined.
- SCHOOL DISTRICT:** Louisa - Muscatine Community School District.
- HOUSE:** This is a well maintained two-story home that was built in 1901 and consists of 2,189 finished square feet. The house includes four bedrooms and one full bath. The kitchen has wood cabinets and a GE built-in microwave. The flat-top stove will stay with the property. The bathroom was added on in 1981 and includes oak cabinets, tub/shower, sink, and stool. There is a nice office area with a

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utility closet, cabinets and large pantry. The laundry room was added on in 2006. The laundry room includes a large closet. The dining room area has a built-in hutch, built-in window seat and includes all original woodwork with oak floors. The living room has pocket doors with stained glass window and hardwood floors. There is also a den/bedroom with a closet and hardwood floors. The shelves and desk will remain with the property.

The second level includes three bedrooms, a storage area and a walk-up attic.

The house includes vinyl replacement windows on the main level. These windows were installed in 2002 and the house also had new siding installed in 2002. There was blown in insulation in the walls in the 1980's.

BASEMENT:

There is a water softener that will stay with the property. There is also a new air pressure tank and a 50 gallon electric water heater. There is some new wiring with a 200 amp service. The furnace was installed in 1991.

GARAGE:

24' x 24'; two over-head doors.

WELL:

Drilled well located approximately 35' northeast of the house.

SEPTIC SYSTEM:

A new septic tank and leach field will be installed prior to closing.

LP TANKS:

The 1,000 gallon LP Tank by the house will stay with the property. The 1,000 gallon LP Tank by the grain bins is reserved.

UTILITY SHED:

16' x 40'.

MACHINE SHED:

48' x 81'; shop area has concrete floor.

GRAIN BINS:

There are 4 grain bins with a total capacity of approximately 20,500 bushels. The 30' bin includes two stirators and an aeration floor and dryer. The 24' bin has one stirator with an aeration floor and dryer.

MISC. BUILDINGS:

There is also a barn and other outbuildings that would be ideal for livestock.

RESERVED ITEMS:

Sellers reserve the black iron fence located in front of the house, the dinner bell, and the desk in the office area. The 1,000 gallon LP Tank by the grain bins is reserved.

***ADJOINING LAND
OFFERED FOR SALE:***

Sellers are also offering the adjoining 261 acres for \$2,300 per acre. The entire 267 acres (including the house, buildings and 6 acres) is being offered at \$2,825 per acre.

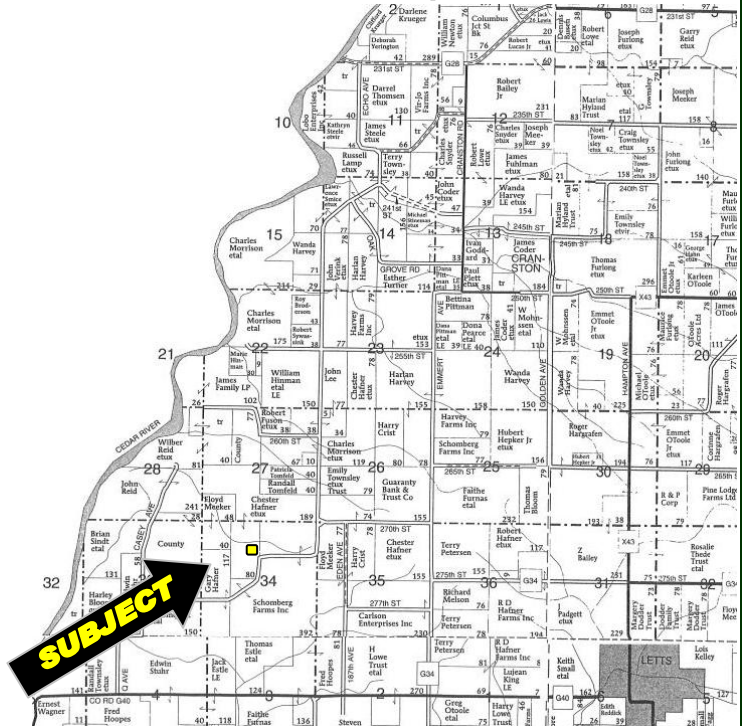
BROKER'S COMMENTS:

This is an opportunity to purchase a well-cared for country home and outbuildings. The outbuildings work well for livestock or storage.

Aerial Map



Plat Map



Permission for reproduction of map granted by Farm & Home Publishers



Machine Shed



Garage



Bins

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FOR MORE INFORMATION EMAIL: [TROY LOUWAGIE](mailto:TROY.LOUWAGIE@HFMGT.COM)

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