

Prospectus

Preferred Properties of Iowa, Inc.



Hollinrake Home & Acreage

1959 Beechwood Avenue

Creston, Iowa 50801

The information contained in this prospectus was gathered from sources believed to be reliable. We do not guarantee this information and we urge the prospective buyer to do further investigation on their own. It should be understood that Preferred Properties of Iowa, Inc., is representing the Seller.



contact 641-333-2705
US: Broker/Owner

Dan Zech
712-303-7085
Agent/Owner
Tom Miller
712-621-1281



Sales Agents:

Maury Moore
712-621-1455
Brennan Kester
515-450-6030
Ryan Frederick
641-745-7769
Fletcher Sunderman
712-370-5241

Adalina Morales 712-621-1822	Ed Drake 641-322-5145
David Brown 641-344-5559	Mark Pearson 641-344-2555
Craig Donaldson 641-333-2705	Curtis Kinker 641-344-6329
Cole Winther 712-621-0966	Ronald Holland 402-209-1097

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500 W. Temple Street Lenox, IA 50851

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PROPERTY DETAILS		
PRICE:	\$210,000	
YEAR BUILT:	2017	
LOT SIZE:	25 Acres M/L	Union Co. Assessor
BEDROOMS:	3 bedrooms	
BATHS:	2 bathrooms	
SQUARE FEET:	1,404 sq. ft.	Union Co. Assessor
BASEMENT:	None	Union Co. Assessor
POSSESSION:	Upon Closing	
UTILITIES:	Rural water, Alliant energy, Septic	
ZONING:	Rural, ag dwelling	Union Co. Assessor
SIDING:	Vinyl	Union Co. Assessor
HEAT/COOLING:	Forced hot air, electric / Central air	
OUTBUILDINGS:	3 Run-in sheds, 1 Tack shed	
TAXES:	\$1,046/yr.	Union Co. Treasurer
DESCRIPTION:	See attachment.	
AGENT:	Tom Miller (712)621-1281	



Presenting the Hollinrake Home & Acreage. This three-bedroom, two-bath manufactured home with 16 x 72 concrete patio and concrete skirting is situated on 25 acres in the rural area near Cromwell, IA, and is in the Creston Community School District. All appliances stay, including new washer & dryer and an extra refrigerator in the shed.

Continuous fencing around lots, installed in 2016, and all gates, with the exception of the Stroberg gates, stay put. Livestock area includes five hydrants and three waterers. Three electrical hook-ups are available for campers, and a well-stocked pond makes for good fishing on property.

Please contact Tom Miller at (712)621-1281 to see this home.

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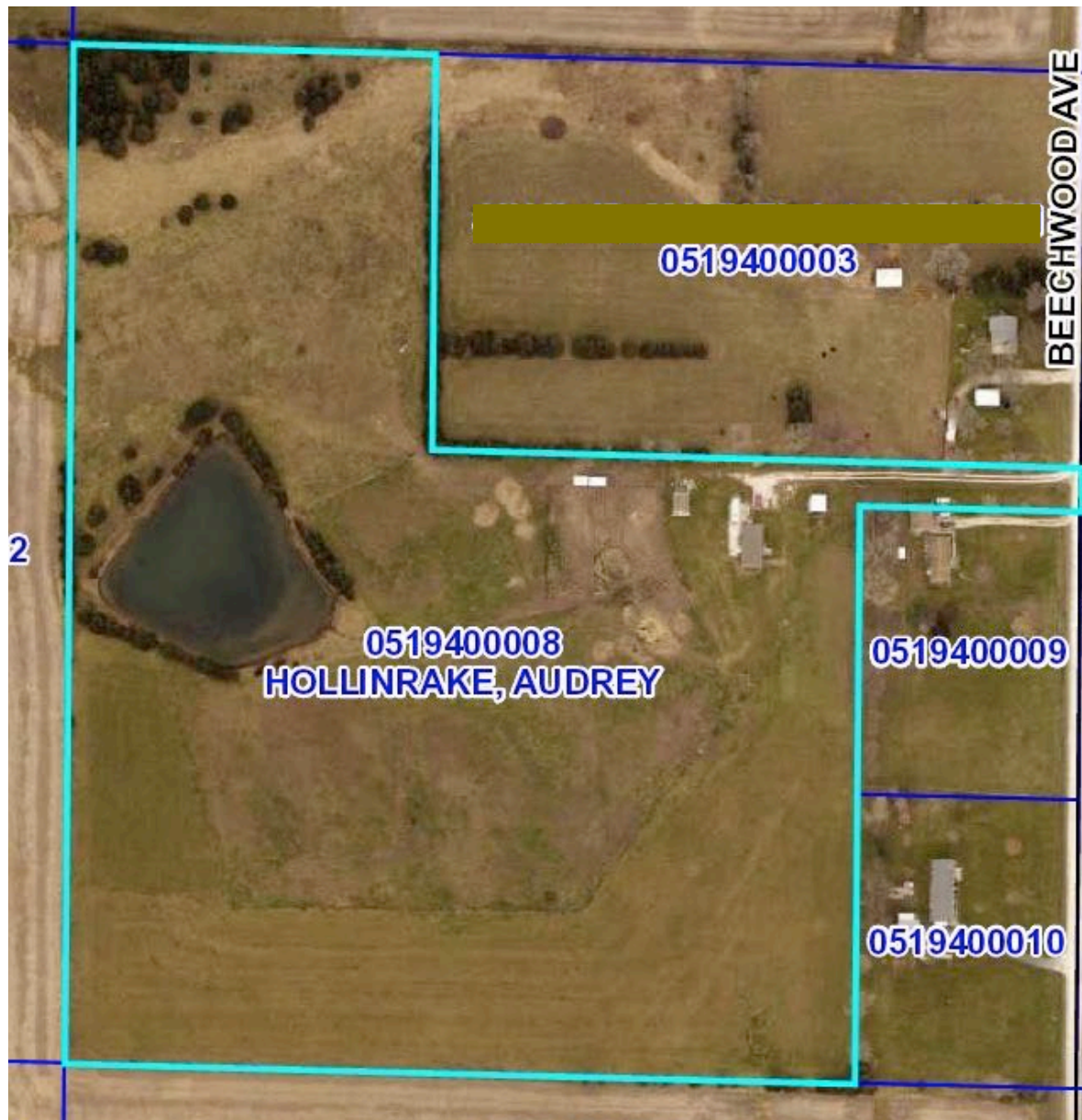
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Lot Lines Are Approximate Buyer or Buyers Agent To Verify

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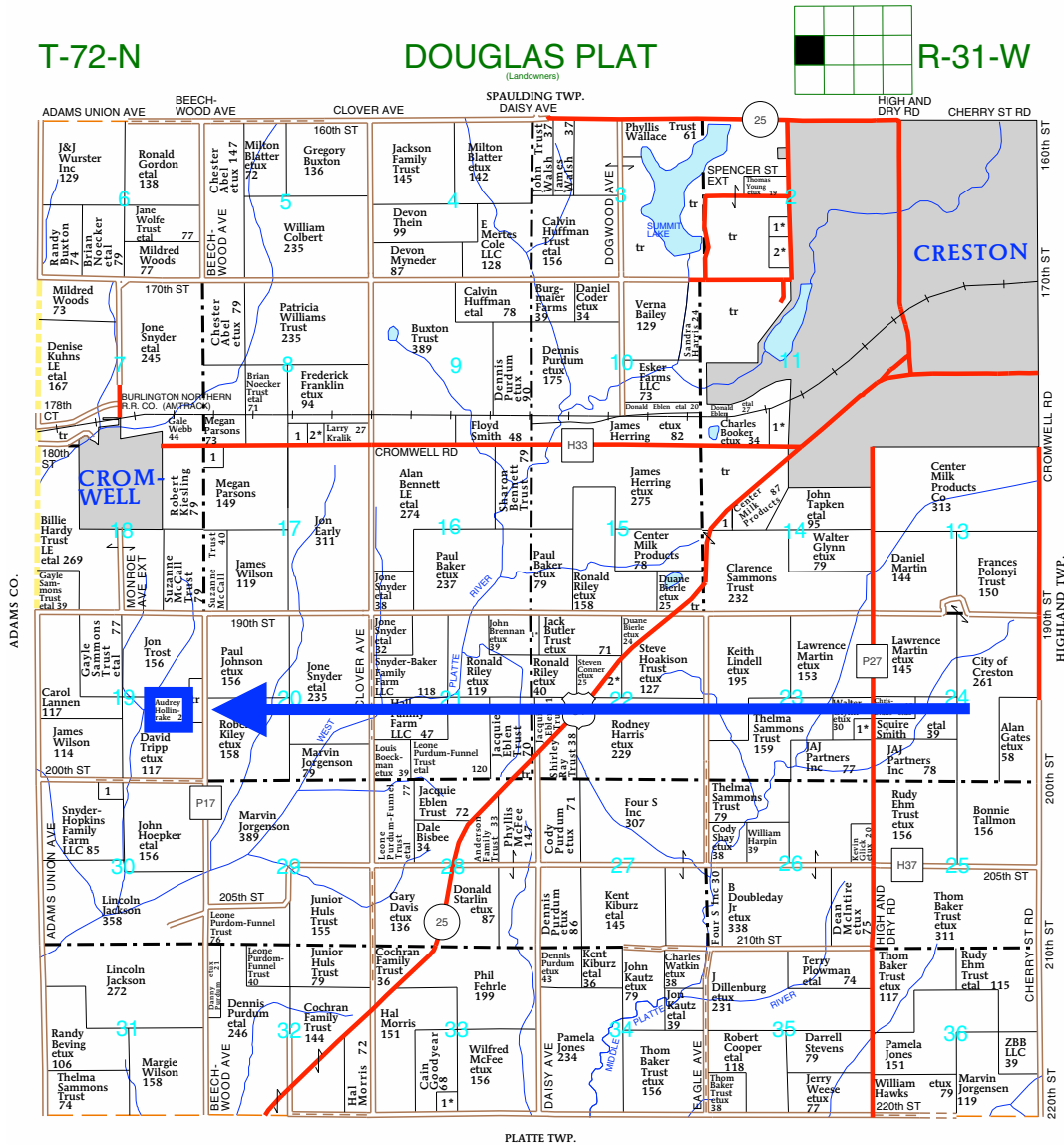
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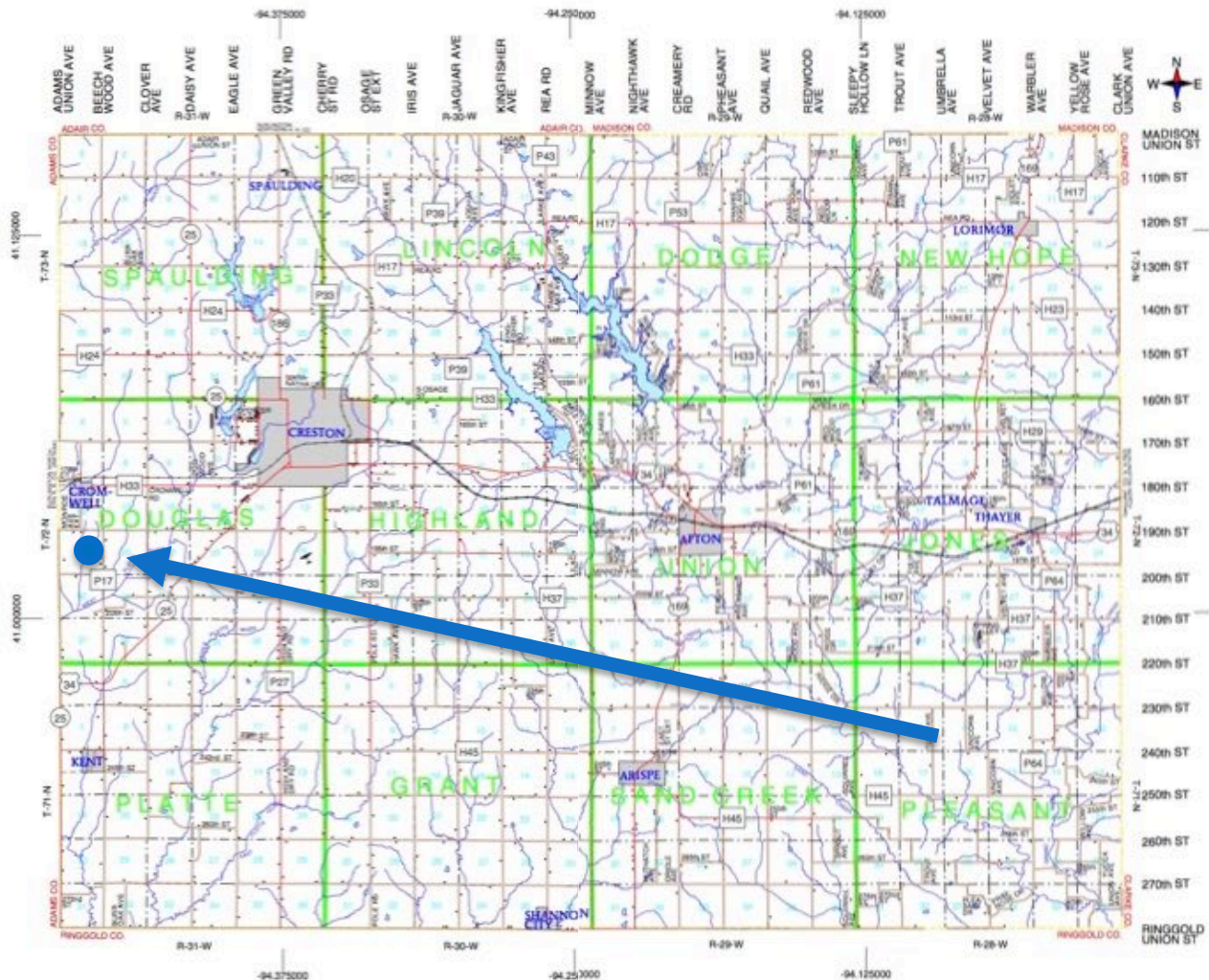
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Union County, Iowa



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