



**Hawkeye
Real Estate**

ACREAGE NEAR CITY LIMITS WITH AN ABUNDANCE OF OPPORTUNITY

21.9 +/- Acres - Ranch Style Home - 2 Outbuildings



6430 HIGHWAY 34, ALBIA, IA 52531

\$450,000

SUBJECT TO SURVEY TO DETERMINE EXACT ACRES

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6430 HIGHWAY 34

This home offers a well-designed layout with a spacious main floor and full basement. A private shooting range, and tiling around the house add to its appeal.

Key Features

- Built in 1971
- 3,132 Total Square Feet
- 3 Bedrooms (1 Non Conforming)
- 3 Bathrooms (One Full, One 3/4, One Half)
- Main Floor
 - Nice Living, Kitchen & Dining
 - Full Bathroom with Tiled Shower
 - Stereo Wires in 2nd Bedroom
- Addition
 - Laundry Area
 - Could be converted to a garage
 - Previously used for business
- Basement
 - Second Living Area
 - Kitchenette with Bar Area
 - ¾ Bathroom
 - On-Demand Hot Water Heater
 - Storage Room
 - Walk-Out to Concrete Patio
- Tiling Around the House
- Shooting Range Behind the House
- 2 Hot Water Heaters
- Rudd Forced Air Furnace
- 3 Fuse Panels
- Metal Roof
- Vinyl & Brick Siding
- Poured Foundation



The OUTBUILDINGS

This property features multiple well-equipped outbuildings that open the door to business or hobby use.

Building 1

- 46'x60'x14' Building
- 2,760 Square Feet
- Built in 1992
- Metal Roof
- (2) 200 Amp Electrical Panels
- Full Concrete Floors
- 12 Foot Overhead Door
- 2 Walkout Doors
- Exhaust Fan Ventilation
- Old Antique Stove
- Emergency Shower
- Built in Heaters
- Insulated Walls
 - 8-10 Inches of Insulation in the Attic
 - Approx. 10 Inches of Insulation in the rafters

Building 2

- 46x60'x14' Building
- 2,760 Square Feet
- Built in 1989
- Finished Office
- Full Concrete Floors
- 220 Amp Plug in by Door
- Overhead Hangar Door
- Concrete Patio

Barn

- Electricity



The LAND

This property presents a wide range of opportunities, from custom-building your dream home to transforming the existing homes to meet your specific needs, or even living in one and offering the other for rent. It's a great setup for partnering with family or friends, enjoying hunting and recreational pursuits, or even launching a business venture with ample infrastructure. With so much to offer, this is a rare chance to invest in a versatile and scenic Iowa acreage.

Key Features

- 21.9 +/- Acres Subject to Survey to Determine Exact Acres
- \$3,767 Estimated Annual Tax
- Mature Timber
- Whitetail Deer & Turkey

General Details

- (2) 1,000 Gallon Propane Tanks - Owned Tanks
- 2 Septic Tanks (one for the house, and one shared by the outbuildings)
- 2 Water Meters (one for the house and one for the outbuildings)
- 2 Electric Meters (one for each house and one for the outbuildings)
- Highway Frontage



To schedule your tour, call
(641) 799-3031



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