



**Hawkeye
Real Estate**

ACREAGE NEAR CITY LIMITS

16.3 +/- Acres - Ranch Style Home



6424 HIGHWAY 34, ALBIA, IA 52531

\$336,000

SUBJECT TO SURVEY TO DETERMINE EXACT ACRES

ALLYSON RYAN-HABERMAN
REALTOR®

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6424 HIGHWAY 34

This well-kept home combines comfort and practicality, featuring beautiful wood flooring, a bright and open living/dining/kitchen area, and mostly updated windows for energy efficiency.

Key Features

- Built in 1974
- 4,424 Total Square Feet
- 3 Bedrooms
- 3 Bathrooms (Two Full, One Half)
- Main Floor
 - Nice Living, Kitchen & Dining
 - Large Windows
 - Wood Floors
 - Newer Windows (approx. last 5 years)
- Basement
 - Second Living Area
 - Small Kitchen
 - Built IN Stereo
- Attached Garage
 - Gas Stove
- Poured Concrete Foundation
- (2) Rudd Hot Water Heaters
- 100 Amp Electrical Panel
- Asphalt Shingle Roof
- Brick Siding
- Wood Deck
- Poured Concrete Foundation



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

- 16.3 +/- Acres Subject to Survey to Determine Exact Acres
- \$3,304 Estimated Annual Tax
- Mature Timber
- Whitetail Deer & Turkey

General Details

- 1,000 Gallon Propane Tank - Owned Tank
- Septic Tank
- Highway Frontage



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



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