

Midwest Land Management

Acresage

# FOR SALE

4705 200th Avenue, Sioux Rapids, Iowa



Located 6½ miles northwest of Sioux Rapids, Iowa, this acreage is situated on 5.25 surveyed acres and features:

- ◆ 1,970 sq. ft., 2 story home
- ◆ 4 bedrooms, 2 bathrooms
- ◆ Mature grove of trees

**Real Estate Taxes:** \$1,300

**School District:** Sioux Central School District

**Utilities:** Alliant Energy, First Coop, Clay Regional Water

**For additional photos visit our website,  
[www.midwestlandmanagement.com](http://www.midwestlandmanagement.com)!**

**Broker's Note:** Here is an excellent opportunity to own a smaller acreage. Located near Sioux Rapids, the Grote acreage features a mature grove of trees, several outbuildings and an older 2 story home that would make an excellent family acreage. Buyer to be responsible to update the septic system.

**Price: \$159,500**

**Wanda Grote, Owner**

**Contact Ben Hollesen for a private showing • 712-253-5779**

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MANAGEMENT  
& REAL ESTATE, INC

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