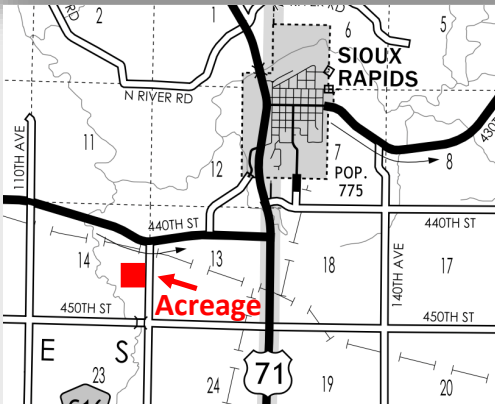


Midwest Land Management

Acreage

# FOR SALE

4457 120th Avenue, Sioux Rapids, Iowa



Located 2 miles southwest of Sioux Rapids, Iowa, this 1½ story home is situated on 1.47 acres and features:

- ◆ 1,466 sq. ft.
- ◆ 3 bedrooms
- ◆ 1½ bathrooms
- ◆ Electric fireplace
- ◆ Refrigerator, stove, dishwasher, washer and dryer are included
- ◆ Steel shingles
- ◆ Mature grove of trees

**Real Estate Taxes:** \$750

**School District:** Sioux Central School District

**Utilities:** Iowa Lakes Electric, First Cooperative and Iowa Lakes 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 Simon acreage features a mature grove of trees and a well maintained 1½ story home that would make an excellent family acreage.

**Price: \$165,000**

**Shirley Simon, Owner**

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

**Midwest Land Management and Real Estate, Inc.**

2506 11th Avenue SW. • PO Box 909

Spencer, IA 51301

712-262-3110 • 800-952-2974

[www.midwestlandmanagement.com](http://www.midwestlandmanagement.com)

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**MIDWEST LAND**  
MANAGEMENT

Property information provided was obtained from sources deemed reliable, but the Broker or Seller makes no guarantees as to its accuracy. All prospective buyers are urged to fully inspect the property, its conditions and to rely on their own conclusions. All sketches, dimensions and acreage figures in this information are approximate or "more or less".