

Midwest Land Management

LAND

FOR SALE

Clay County, IA - Douglas Township, Section 15

4.16 Acres - Home & Outbuildings



Property Address: 1935 470th Street, Sioux Rapids, Iowa

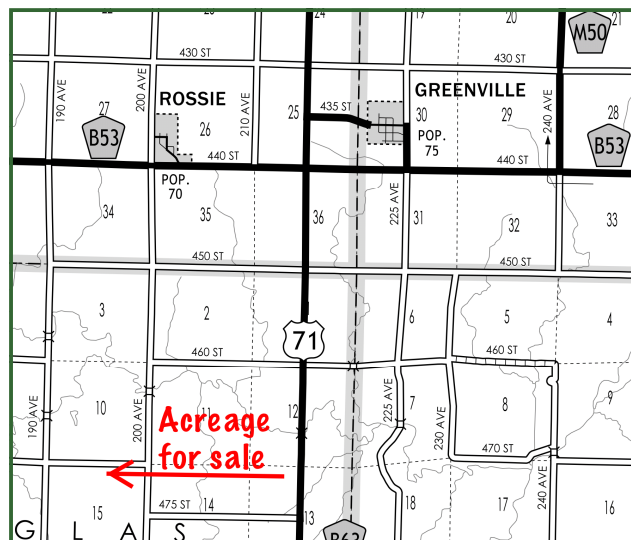
Acreage Highlights:

- ♦ 3,582 square feet of living space
- ♦ 6 bedrooms including large master suite
- ♦ 3 baths
- ♦ Granite counter tops in the kitchen
- ♦ Spacious laundry room
- ♦ Attached 3 car garage
- ♦ 40' x 60' shop
- ♦ 44' x 70' hoop building

Utilities: Rural Water, Iowa Lakes Electric Coop

School District: Sioux Central School District

Annual Real Estate Taxes: \$2386



See reverse side for additional photos.

Price: \$237,000

Terms: Possession upon closing. Buyers responsible for bringing septic system to current Iowa code. Stove, microwave, top load washer, dryer and refrigerators in kitchen and garage stay with property.

John and Shelly Gilmore, Owners

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

Midwest Land Management and Real Estate, Inc.

521 South Grand Avenue. • PO Box 909

Spencer, IA 51301

712-262-3110 • 800-952-2974

www.midwestlandmanagement.com

& REAL ESTATE, INC
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".



For More Information Call Ben Hollesen 712-253-5779

Midwest Land Management and Real Estate, Inc.
521 South Grand Avenue. • PO Box 909
Spencer, IA 51301
712-262-3110 • 800-952-2974
www.midwestlandmanagement.com

MIDWEST LAND & REAL ESTATE, INC
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".