

Acreage

Midwest Land Management

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!**

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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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".