

# ABBOTT REALTY

2 - First St NW HAMPTON, IA 50441

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**ASKING PRICE \$479,000**

**322A & 322B 210th St**

Alexander, IA 50420

Franklin County

MLS #53014466



## Ranch Style Home

Great Room 35x22  
M. Bedroom 17x19  
M. Bath 14x8  
-walk in closet 19x6  
Bedroom 12x13  
Bedroom 12x12  
Full Bath 10x9  
Laundry 8x10  
Attached Garage 32x31  
LL Family Rm 26x30  
LL Bedroom 14x14  
LL Bedroom 12x14  
LL Full Bath 10x8

Built in 2011. 3,902 Finished SF. 5 BD, 3 BA. 2 BR's in LL with Egress windows. Vaulted ceilings. Vinyl siding. Heated attached garage w/ storage. Poured foundation. Master bath with in floor heat, tiled shower, & jetted tub. Open kitchen with roll out shelving & soft close cabinets. Front & rear deck. GEO Thermal (all electric home). Sprinkler system. Water conditioner included. Stove, Dishwasher, Refrigerator, Microwave, Washer, & Dryer included in sale. New well and septic system in 2011. Yearly property taxes are \$3,216.

## Office Building (Quonset Building)

2nd Floor 35x21  
Movie Room/Living Area 34x31  
Bath & Laundry 11x10  
Bedroom 10x11  
Office/BR 11x19  
Office/BR 11x10

Built in 1900. 2,100 SF. 1 BD, 1 BA, 2 Offices/BR. Unique office building. Loft area. Kitchen area. LP Gas furnace with rented LP tank. Electric water heater. Currently rented.

## Steel Machine Shed/Shop

Built in 2014. South side is 60x48 finished shop with radiant heat, concrete floors, air compressor lines, 220 hook up, loft storage, water, and 18' door. North side is 60'48 with dirt floor and electric. Currently rented.

## 1 1/2 Style Home

Kitchen 12x15  
Breakfast Nook 10x12  
Dining Room 14x19  
Living Room 23x19  
Bedroom 19x14  
Full Bath 15x9  
Laundry 11x6  
2nd Floor 3/4 Bath 5x9  
2nd Floor Bedroom 12x12  
2nd Floor Bedroom 10x10  
2nd Floor Bedroom 9x12  
Attached Garage 24x28

Built in 1945. 2,439 SF. 4 BD, 2 BA. Hardwood Floors. Radon System. French doors leading to deck. Large picture window. Gas fireplace in living room. Main floor bedroom w/walk in closet. Main floor bath w/ tiled shower & whirlpool tub. Water softener included. Clay block foundation. Vinyl siding. LP tank rented from United LP. Stove, Refrigerator, Dishwasher, & Microwave included in sale. New septic system in 2008. Currently rented. Yearly property taxes are \$2,056.

## Utilities:

Water - Private Wells Sewer  
Sewer - Private Septic System  
Gas - Private LP Provide  
Electric - Franklin REC (641) 456-2557

## Realtor Remarks

The acreage you have always dreamed of owning! 3,900 sq. ft., 5 bedroom, 3 bathroom, open concept home built in 2011. Features geo-thermal heat, master suite with large walk-in closet. The full basement is finished with new wood floors. All appliances included. The property also includes a 2400 sq. ft., 3 bedroom older but updated open concept home with large master suite and large attached double garage and a Quonset building converted into a rustic 3 bedroom cottage with knotty pine accents. Both of these properties are rented out. Other outbuilding include a 60x48 heated shop attached to a 60x64 machine shed built in 2014, a 30x56 pole shed, other buildings and 5 usable grain bins all located on 9.96 acres m/l. Buyer must have written pre-approval before showing.

The above information, although believed to be accurate, is **not guaranteed** or warranted to be by Abbott Realty or associates.

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