

# ABBOTT REALTY

2 - First St NW HAMPTON, IA 50441

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**196 70th St**  
**Dows, IA 50071**  
**Franklin County**  
**MLS #53014687**

**ASKING PRICE \$112,900**



<b>Total Bedrooms</b>	3
<b>Total Bathrooms</b>	2
<b>House Size</b>	2,048 sf
<b>Garage Size</b>	24' x 26'
<b>Lot Size</b>	.97 Acres m/l
<b>Year built</b>	1933
<b>Taxes</b>	\$1,272 per yr.
<b>Heat</b>	LP Gas FA
<b>Utility(24 mo.Ave)</b>	\$160 - Electric only
<b>Central Air</b>	Yes
<b>School District</b>	CL-GF-Dows

## Main Floor

<b>Kitchen</b>	18' x 13'
<b>Living Room</b>	16' x 28'
<b>Dining Room</b>	15' x 16'
<b>M. Bedroom</b>	15' x 12'
<b>-M. Bath</b>	11' x 8'
<b>Bedroom</b>	12' x 10'
<b>Bedroom</b>	12' x 13'
<b>Full Bath</b>	6' x 8'
<b>Entry</b>	5' x 10'

## Utilities:

Water - Private Well (Water Test on File)  
Sewer - Private Septic (new in 2016)  
Electric - Alliant Energy (800) 255-4268  
Gas - AgVantage FS (641) 456-2571 (Used 1,103 gal in 2018)  
300 gal tank for fireplace, 500 gal tank for furnace (both rented from FS for \$50 per year.

## Lower Level

<b>Full Basement</b>	31' x 22'
<b>- With Laundry</b>	

## Realtor Remarks

A unique layout can be found in this 3 bedroom, 2 bath rural home located on app. 1 acre m/l! This home features living room with gas fireplace, formal dining area, kitchen w/ample storage, master bedroom w/private bath, covered patio, 2 car attached garage, updated full bath, full basement, & some new windows. Country living just minutes from Dows and I35 on a hard surface road!

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

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