

# ABBOTT REALTY

2 - First St NW HAMPTON, IA 50441

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**117 9th St NW**  
**Hampton, IA 50441**  
**Franklin County**  
**MLS #53014095**

**ASKING PRICE \$42,500**



|                           |                |
|---------------------------|----------------|
| <b>Total Bedrooms</b>     | 5              |
| <b>Total Bathrooms</b>    | 1.5            |
| <b>House Size</b>         | 1,958 sf       |
| <b>Garage Size</b>        | 24' x 24' Det. |
| <b>Lot Size</b>           | 132' x 124'    |
| <b>Year built</b>         | 1908           |
| <b>Taxes</b>              | \$746 per yr.  |
| <b>Heat</b>               | Gas FA         |
| <b>Utility(24 mo.Ave)</b> | \$104          |
| <b>Central Air</b>        | Yes            |
| <b>School District</b>    | HD             |

**Utilities:**

Water & Sewer - City of Hampton (641) 456-4853  
Gas & Electric - MidAmerican Energy (888)427-5632

Stove and refrigerator included in sale.

**Main Floor**

|                    |           |
|--------------------|-----------|
| <b>Kitchen</b>     | 16' x 12' |
| <b>Living Room</b> | 13' x 19' |
| <b>Dining Room</b> | 11' x 13' |
| <b>Bedroom</b>     | 14' x 13' |
| <b>1/2 Bath</b>    | 6' x 3'   |
| <b>Laundry</b>     | 7' x 11'  |

**2nd Floor**

|                 |           |
|-----------------|-----------|
| <b>Bedroom</b>  | 11' x 13' |
| <b>Bedroom</b>  | 13' x 9'  |
| <b>Bedroom</b>  | 13' x 10' |
| <b>Bedroom</b>  | 9' x 10'  |
| <b>Bathroom</b> | 6' x 5'   |

**Realtor Remarks**

5 bedroom, 1.5 bath large family home located on a double lot. This home offers large eat in kitchen and formal dining room, natural woodwork, main floor laundry, full basement, and 2 stall detached garage.

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

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