

# SWEENEY REAL ESTATE & DEVELOPMENT

Listing #167

RESIDENTIAL - COMMERCIAL - FARMS

## Jack Sweeney, Broker

600 Rossville Road  
Waukon, IA 52172  
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563-568-2588 Fax  
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Listing Agent: Jack Sweeney



We believe the following information is accurate, however, we will not guarantee its accuracy.

Property Address: 304 Highway 51  
Postville, IA 52162

Legal Description: SE SE Ex N 16' & Ex Lots 1, 2 & 3  
SE SE; E 26' SW SE Ex N 16' (20-96-6)

Contact: Sweeney Real Estate

Price: \$95,000

Terms: Cash

Possession: Immediate

Occupants: Owner

Bedrooms: 9 1/2 x 13 1/2  
9 x 14 1/2  
9 1/2 x 10

Bathrooms: 8 x 6 1/2

Kitchen: 10 x 11

Dining: 12 x 15

Living Room: Spacious L-Shaped

Store Room: 6 1/2 x 8 1/2

Basement: Full - Walkout

Machine/Utility Shed: 54 x 18 (Built 1919)

Pole Building: 50 x 29 (Built 1963)

Year Built: 1900  
House Size: 1,901 Sq Ft - Above Grade  
Lot size: 3 Acres m/l  
Heat: Type - Elec - Baseboard  
Insulation: Attic - Blown - 14"-16"  
Walls - Unknown  
Air Conditioning: Window  
Water Heater: Electric  
Water Softener: No  
220 Electric: Yes  
Type Walls: Plas/Drwl/Panel  
Type Floors:  
Taxes: Gross: \$1,154/year  
Net: \$1,044/year  
School Dist: Postville  
Zoning: Agriculture

Remarks: Older very well maintained acreage located North of Postville. Septic tank replaced in 2009. An additional 28.34 acres m/l available for \$3,500/acre.

