

# SWEENEY REAL ESTATE & DEVELOPMENT

Listing #374

RESIDENTIAL - COMMERCIAL - FARMS

## Jack Sweeney, Broker

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Waukon, IA 52172  
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Listing Agent: Jack Sweeney



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

Property Address: 525 Wilson Street  
Postville, IA 52162

Legal Description: Lot 1 of 6 SW SE Lot 1 of 6 SW SE

Contact: Sweeney Real Estate

Price: \$240,000

Terms: Cash

Possession: Immediate

Occupants: Owner

### Main House:

Bed 13' x 15'  
Bathroom 5'6 x 8' - 3/4 w/ tiled floor  
Bathroom 8' x 10'6 - Full (off Dining Room)  
Kitchen 15' x 19'  
Dining 11' x 24'  
Living Room 23'6 x 47'  
Study 13' x 16' (off Living Room)  
Office 11' x 13'6  
Laundry 6'6 x 8'8 (off Kitchen)  
Foyer 15'6 x 14'  
Foyer 10' x 14'

### South Wing:

Bed 12' x 25' w/ 5'6 x 8' walk-in closet  
Bed 11'6 x 12'6  
Bed 12' x 12'6  
Bath 4' x 6' + 6'6 x 11'6 - Full w/ Jet Tub  
Bath 5' x 12' - Full

### Lower Level:

Bed 13' x 15'  
Bed 13' x 15'  
Bed 13' x 17'  
Bed 13' x 17'  
Bath 7'6 x 8'6 - Full  
Bath 6' x 12' - Full  
Bath 8' x 8' - Full  
Family Room 18' x 24' + 13' x 14' - Walk-out  
Family Room 33' x 16' - Walk-out  
Eating Area 12' x 16'

Garage: Attached - 23' x 24'6

Year Built: 1994  
House Size: 4,381 Sq Ft - Main  
Lot size: 4.66 Acres  
Heat: Type - FHA-Gas  
Insulation: Unknown  
Air Conditioning: Central (3 outside units)  
Water Heater: 3 - Gas  
Water Softener: Yes - Owned  
220 Electric: Yes  
Type Siding: Vinyl  
Type Walls: Drywall  
Type Floors: Carpet, Wood, Lino, Tile  
Taxes: \$7,138/year  
School Dist: Postville  
Zoning: Residential

REMARKS: This property is assessed at \$388,000, recent appraisal of \$270,000. Located next to farm field on edge of town. Excellent quality far below replacement value. This property is bank owned - no disclosures required.