

SWEENEY REAL ESTATE & DEVELOPMENT

Listing #389

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: 30764 Kale Road
West Union, IA 52175

Legal Description: Parcel "A" in E 1/2 NW Frl 1/4 & N
1/2 NE Frl 1/4, Per Survey 2002/2018 (5-95-8)

Contact: Sweeney Real Estate

Price: \$255,000

Terms: Cash

Possession: Negotiable

Occupants: Owner

Bedrooms: 11'6 x 10'3 - Main
11'5 x 11'10 - Upstairs
12'10 x 7'7 - Upstairs
12'3 x 12'2 - Upstairs
12'2 x 11'7 - Upstairs

Bathrooms: 8' x 5' Main - 3/4
3' x 3' Upstairs - 1/4

Kitchen: 9'2 x 16'2

Dining: 11'4 x 11'7

Living Room: 11'4 x 14'

Deck: 14' x 26'

Basement: Full

Out Buildings: Hoop Shed - 30' x 100' - New 2011
Dairy Barn - 132' x 32' (51 Tie Stall)
Calf Shed - 66' x 36'
Utility - 45' x 80'
Bin - Grain Storage - 16' x 28'
Barn - Pole: 45' x 60'
Crib - 24' x 40'
Shed - 18' x 10'
Hoop House - 31' x 20'

Year Built: 1946
House Size: 2,520 Sq Ft
Lot size: 39.37 Acres
Heat: Type - FHA - Gas - High Eff.
Insulation: Unkown
Air Conditioning: Window (Built in)
Water Heater: Electric - 80 Gal.
Water Softener: Owned
Electric: Fuses
Type Siding: Slate
Type Walls: Plaster, Drywall
Type Floors: Carpet, Vinyl
Taxes: Gross - \$1,640/year
Net - \$1,520/year
School dist: North Fayette
Zoning: Agriculture

Remarks: This 5 bedroom home has new windows. Owners use 1 fill per year to heat house with a 500 gallon LP tank.

This is a ready to work farming operation that is a certified organic farm. Buyer may be able to purchase cattle, feed and most of the farm equipment.