

Bergren Real Estate & Auction

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1584 HWY 71, Villisca, IA 50864
A+ Acreage w/ excellent location

Single story- 4 Bedroom home with extensive remodeling done in the last few years. Property is in excellent condition with a prime location. Seller is moving out of state. MOVE IN READY!

MAIN LEVEL:

- Kitchen & Dining- 17' x 25', all open with beautiful Cherry wood cabinets, tile flooring, all stainless steel appliances & wine refrigerator (all stay).
- Formal Dining Room- 11'5" x 13'8", neutral carpet, all open to kitchen area.
- Family Room- 13' x 21'.
- Master Bedroom- 10'10" x 17'4", double closets, solid Oak trim and doors, Anderson crank out windows, neutral carpet.
- Bedroom #2-10'2" x 13'7", newer carpet, solid Oak trim and doors, Anderson crank out windows.
- Bedroom #3- 10'4" x 13' 6", newer carpet, solid Oak trim and doors, Anderson crank out windows.
- Bedroom #4- 11'6" x 13', Carpet, newer replacement windows.
- Bath- 8'8" x 9'9", Tile floor, Jacuzzi tub and set down shower.
- Rear entry- 10' x 12', Coat closet, open to basement, tile floor

Basement-Full:

- Family Room/Office- 11' x 30'5".
- Laundry Room- 11' x 12', includes washer & dryer.
- Utility/Storage Room- 12' x 19'

Outbuildings:

- Steel Frame Shop- 40' x 60', new in 2005, heated floor, large roll open doors w/openers.
- Grain Bin-36' Stormer w/ dryer & stirator and propane tanks stay.
- Pasture area-all fenced with sucker rod or panels with catchpen.

Special Amenities:

- Swimming Pool- 17' x 34' approx., 5' deep with beautiful deck area surrounding West and Southside of pool.
- Landscaping-New in summer of 2016.

Property Specifications:

- Square Foot Living Area- 1935
- Lot Size- 5 Acres M/L
- Siding- newer Vinyl
- Roof- New 2013, Stripped down
- Furnace- Carrier 92, New in 2000.

- Central Air- Carrier, New in 2000.
- Electrical updated in 2006.
- Well- New pump in 2013
- Septic- up to code.
- Net Taxes- \$3372 w/o Homestead.
- School District- SW Valley-Corning/Villisca.
- List Price-\$297,500.00

** Information received from sources believed to be reliable. Sellers & Auctioneer do not guarantee their accuracy. Buyers are invited to do their own research prior to sale.





