



106 South Main St., Monona, IA 52159  
(563) 539-2015 or visit us at [freedomagencymonona.com](http://freedomagencymonona.com)

Tom Neuhaus, Broker • Jim Moritz, Sales Associate



## Ronan and Alejandra Young

11259 Iowa Avenue, McGregor, IA  
1.6 acres m/l  
MFL MarMac Community School District  
Gross Taxes: \$820.00  
Price: \$125,000.00



**House:** The owner was in the process of remodeling. The house was jacked and a new basement/foundation was poured. A great deal of professional decorative texturing has been done on the first floor and basement. Hardwood flooring and wide hard southern pine trim work topped with crown molding is throughout the house. Pocket doors divide the formal living room and formal dining room on the first floor. Kitchen still has the original wainscoted cabinets which appear to be in good condition. House has three bedrooms on the second floor and one on the first floor. The attic is in the process of being finished and would make a great master bedroom or family room. There is plenty of natural light in the attic with dormers and windows. There are 1 ½ baths in the house. The full bath is located on the second floor and the ½ on the first floor. The basement has been divided and sheet rocked, and has plenty of natural light and storage and includes the laundry room and utility/mechanical room. The house is heated with hot water baseboard radiators. This heat is very clean and even. House has new wiring with 200 amp service in 1995 and a new roof in 1999 done by Wes Heying Carpentry. The house had a new furnace in 1995. There is no central air and the windows are original to the house.

**Barn:** The barn was built in 2000-2003 and includes a 16' x 30' heated shop that is all cemented with an upper story. Barn has 200 amp electrical service and has two overhead residential doors with openers.

**Septic System:** Per Dan Vorwald, the system was installed in 1995 and includes a 1,000 gallon tank with 300' of drain tile. The system drains south of the house across the driveway.

**Well:** Exact age of the well cannot be determined and there is no information available from Clayton County Health and Zoning. The well is believed to be 300' deep. Water is pumped into a plastic cistern using the windmill of electric pump jack. The cistern was installed by Dan Vorwald in 1995. The water is being pumped into the cistern because current owner wanted to maintain the original windmill operation. Water test will be done upon acceptance of offer.

## **Room Dimensions on Ronan Young Property**

### **First floor:**

Kitchen: 15.5' x 12.7'

Bedroom: 11.4' x 12.9'

Dining room: 14.10 x 12.10

Living room: 13.5' x 16.3'

### **Second Floor:**

SE Bedroom: 14.5' x 13.5'

NE Bedroom: 11.4' x 15.3'

NW Bedroom: 12.6' x 11.6'

Bathroom: 8.8' x 12.6'

### **Basement:**

Frontroom: 15.6' x 13.4'

Backroom: 23.8' x 12.10'

Utility room: 8' x 8.11'

**Outside Building:** 29' x 48'

# FREEDOM AGENCY

P. O. BOX 607, 106 S. MAIN STREET, MONONA, IOWA 52159

**Sellers:** Ronan & Alejandra Young **Listing Price** \$125,000  
**Property Address:** 11259 Iowa Avenue  
 McGregor, IA 52157

**Type of Property:** 1.6 acres m/l with 29' x 48' barn

<u>Property Description:</u>		<u>Other Information</u>	
Size of Lot:	1.6 acres m/l	School District:	MFL MarMac
Type of Home	2 story	Street/Road Surface:	gravel
House (Ground Sq. Ft.)	920 sf	Driveway Surface:	gravel
House(Living Area):	920 sf	Property Taxes-Gross:	\$820
Age of Residence:	1900	Property Taxes-Net:	\$820
Age/Type of Siding:	wood lap	Assessed Valuation:	
Age/Type of Roof:	1999-asphal		
Windows:	original wood casement	<b><u>Rooms/Approx Size:</u></b>	
Basement/Walls:	concrete	<b><u>1st Floor</u></b>	
Type of Garage:	none	Kitchen	15.5' x 12.7'
Size of Garage:		Dining Room	14.10' x 12.10'
Size of Porch	7' x 24'	Living Room	13.5' x 16.3'
<u>Size of Patio</u>	none	Bedroom	11.4' x 12.9'
<b><u>Utilities/Appliances</u></b>		1/2 Bath	
Age/Type of Furnace:	1999 hot water baseboard radiators		
	Milwaukee Theromo -Flo		
Age/Type Water Htr.	Richmond 40 gal/LP gas		
Age/Type Water Soft.:	Water Boss	<b><u>2nd Floor</u></b>	
Sump Pumps:	none	Bathroom (Full)	8.8' x 12.6'
Fireplaces:	none	SE Bedroom	14.5' x 13.5'
Wiring/Elec. Service:	200 amp breakers	NE Bedroom	11.4' x 15.3'
Est. Annual Elec. Cost:		NW Bedroom	12.6' x 12.6'
Water:	200' deep well		
Sewer:	1,000 gal. tank w/ 300' drain tile	<b><u>Basement</u></b>	
		Frontroom	15.6' x 13.4'
Air Conditioning:	none	Backroom	23.8' x 12.10'
		Utility Room	8' x 8.11'
		<b><u>Barn</u></b>	29' x 48'

Information herein is believed to be accurate, but is not warranted. We assume no liability for errors.