

106 South Main St., Monona, IA 52159 (563)539-2015 or visit us at freedomagencymonona.com Tom Neuhaus, Broker • Jim Moritz, Broker Associate



Geneva Hoth 20026 Hwy 13 Farmersburg, IA 52047 Price: \$159,500.00

Excellent acreage located on a paved road . The 3 bedroom ranch home has a partially finished basement and many nice updates. Property also features an oversized 2 car attached garage and Quonset building (30' x 64').



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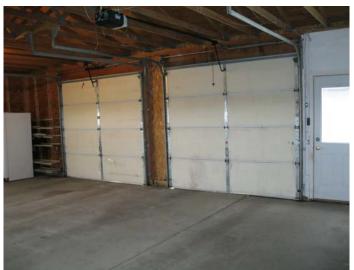
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106 S. Main

Monona, Iowa 52159
Phone: (563) 539-2015

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Sellers:	
Property	Address:

Geneva Hoth 20026 Hwy 13 Farmersburg, IA 52047

Listing Price

\$159,500

Type of Property: Rural Residential Acreage

Property Description:		Other Information	
Size of Lot:	1.68 acres	School District:	Central
Type of Home	1 story frame	Street/Road Surface:	pavement-Hwy 13
House (Ground Sq. Ft.)	1,288 sq ft	Driveway Surface:	Blacktop
House(Living Area):	approx. 1,700 sq ft	Property Taxes-Gross:	\$1,723.89
Age of Residence:	1980	Property Taxes-Net:	\$1,598.00
Age/Type of Siding:	Vinyl-2009	Assessed Valuation:	\$128,789
Age/Type of Roof:	Asphalt-2008		
Windows:	Double hung-2009	Rooms/Approx Size:	
Basement/Walls:	wood foundation	1st Floor	
Type of Garage:	Attached-2+	Kitchen/Diningroom	18' x 13.6'
Size of Garage:	28' x 34'	Livingroom	18' x 13.6'
Size of Porch	4' x 8'	Bedroom	10' x 10'
		Bedroom	12' x 13.6'
Utilities/Appliances		Bedroom	11' x 13.6'
Age/Type of Furnace:	Fuel Oil-Wood Combination	Bathroom-full	5' x 10'
Heating	wood & fuel oil		
Age/Type Water Htr.	Electric		
Age/Type Water Soft.:	Culligan-owned 1993	Basement	
Sump Pumps:	none		
Fireplaces:	none	Bathroom-full	7.6' x 8'
Viring/Elec. Service:	2-100 amp breaker boxes	Family room	15' x 23'
Est. Annual Elec. Cost:	All/Clay REC:12 month high \$255.00	Storeroom/laundry	14' x 12'
Vater:	well-475' (2007)	Storeroom	11' x 13'
Sewer:	Septic-pumped-Inspected		
Pressure tank	owned		
Air Conditioning:	Central-2006		······································
Barbage Disposal:	yes		
ron Filter System	Culligan-rented \$36/month		1

Quonset Building- 30' x 64' -1961

Basement: treated lumber was all a .60 wolmanized treatment, the footings were washed rock 12" to 16", the studs were 12" on center, plywood was caulked between all the seams, exterior of walls was coated with foundation coating and covered with 6 mil plastic, drain tile was placed at the footing and wall base and covered with washed rock , the floor would have 6" to 8" of washed rock under the concrete floor. The treated wood foundation in general has been a good system.

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

Real Estate and Insurance