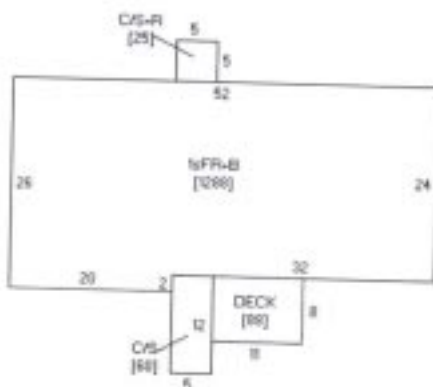


Freedom Agency

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

Tom Neuhaus, Broker • Jim Moritz, Broker Associate



David & Peggy Corlett
306 East Adams
Farmersburg, IA 52047

MFL MarMac Community Schools
Lot size: 63' x 135' and 31.6' x 66'
Home built in 1973
Gross Property Taxes: \$1,164.00
Net Property taxes: \$1,036.00

Price: \$94,500.00

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FREEDOM AGENCY

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

Sellers: David & Peggy Corlett **Listing Price** \$94,500.00
Property Address: 306 East Adams
Farmersburg, IA 52047

Type of Property: Residential

<u>Property Description:</u>		<u>Other Information</u>	
Size of Lot:	63' x 135' and 31.6' x 66'	School District:	MFL MarMac
Type of Home	1 story frame	Street/Road Surface:	Seal coat
House (Ground Sq. Ft.)	1,288 sq ft	Driveway Surface:	Concrete/SealCoat
House(Living Area):	approx. 1,600 sq ft	Property Taxes-Gross:	1,164.00/year
Age of Residence:	1973	Property Taxes-Net:	1,036.00/year
Age/Type of Siding:	Vinyl	Assessed Valuation:	\$70,720.00
Age/Type of Roof:	Asphalt		
Windows:	Double Hung	<u>Rooms/Approx Size:</u>	
Basement/Walls:	Concrete	<u>1st Floor</u>	
Type of Garage:	2 car-tuck under		
Size of Garage:	17' x 24'	Kitchen	13' x 10'
Size of Porch:	5' x 12'	Dining Room	13' x 10'
Size of Deck:	8' x 11'	Living Room	22' x 13'
<u>Utilities/Appliances</u>		Bathroom-Full	5' x 13'
Age/Type of Furnace:	Nat. Gas-1999, forced air	Bedroom	13' x 16'
Est. Ann. Heating Cost:	12 month avg: \$68.00/month	Bedroom	12' x 12'
Age/Type Water Htr.	52 gallon-electric-older	Bedroom	8' x 13'
Age/Type Water Soft.:	Rented-Culligan		
Sump Pumps:	new	<u>Basement</u>	
Fireplaces:	None		
Wiring/Elec. Service:	100 amp	Bathroom-half(includes laundry)	6' x 9'
Est. Annual Elec. Cost:	12 month avg: \$116/month	Family Room	19' x 11'
Water:	city	Bedroom/office/storage	9' x 15'
Sewer:	city		
Air Conditioning:	Central air		
Garbage Disposal:	None		

New garage door & opener, walk-out door
Swing set stays
Smoke detectors do not stay
Stove, kitchen refrigerator, and dishwasher all stay. All new in 2002
Floor covering all replaced in 2005-2006

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