



**106 South Main St., Monona, IA 52159**

**(563)539-2015 or visit us at [freedomagencymonona.com](http://freedomagencymonona.com)**

**Tom Neuhaus, Broker • Jim Moritz, Broker Associate**



Nice, well-cared for acreage minutes from Hwy 18 and downtown Monona. Property consists of 4.65 acres of well-manicured and landscaped yard, 2-story home with 2-car attached garage, several outbuildings, including a 32' x 40' insulated and heated shop with concrete floor, 36' x 70' barn with attached milk house, 36' x 60' Quonset building and 2 livestock buildings, both constructed in the mid 1970's. Outbuildings are in very good repair and most have water and concrete floors.

2 story home was built in 1900 and features 2,264 square feet of finished living space including spacious and main floor laundry room, eat-in kitchen, formal dining room, spacious living room, main floor master bedroom, 1 full bathroom on each floor, open staircase, nice wide base and casing, maintenance-free exterior, and 2 car attached heated garage.

If you have been looking for a place in the country with nice usable outbuildings, here is your opportunity.

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**Charlie and Gina Roys**

**14989 Falcon Avenue, Monona, IA 52159**

**Price: \$189,900**

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Rear of open front cattle building



36' x 70' barn with attached milk house



32' x 40' insulated & heated shop and 36' x 60' Quonset



South view of house



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Laundry Room



Open staircase



Den/Office on main level



Eat in Kitchen

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Open front cattle building



South side of property showing enclosed cattle building



Falcon Avenue view of property



Living room on lower level

# FREEDOM AGENCY

**Sellers:** Charlie & Gina Roys  
**Property Address:** 14989 Falcon Avenue  
 Monona, IA 52159  
**Listing Price** \$189,900.00

**Type of Property:** Rural Acreage

<b>Property Description:</b>		<b>Other Information</b>	
Size of Lot:	4.65 acres	School District:	MFL MarMac Community School
Type of Home	2 story frame	Street/Road Surface:	County gravel
		Driveway Surface:	Gravel
House(Living Area):	2,264 sq ft	Property Taxes-Gross:	\$1,632.25
Age of Residence:	Built in 1900	Property Taxes-Net:	\$1,546.00
Age/Type of Siding:	Vinyl	Assessed Valuation:	\$118,134.00
Age/Type of Roof:	Ashalt		
Windows:	Most new replacement	<b>Rooms/Approx Size:</b>	
Basement/Walls:	Rock	<b>1st Floor</b>	
Type of Garage:	2 car attached		
Size of Garage:	26' x 30'	Kitchen	10' x 15'
		Dining Room	10' x 15'
		Living Room	21' x 17'
<b>Utilities/Appliances</b>		Bedroom	13' x 15'
Age/Type of Furnace:	Unknown/Burnham	Bathroom	10' x 8'
Est. Ann. Heating Cost:	Approx. 1,800 gallons	Office	7' x 15'
Age/Type Water Htr.	unknown	Laundry	11' x 8'
Age/Type Water Soft.:	unknown, owned		
		<b>2nd Floor</b>	
		Bedroom	11' x 15'
Wiring/Elec. Service:	200 amp breaker	Bedroom	11' x 11'
Est. Annual Elec. Cost:	\$295.00-highest bill	Bedroom	12' x 14'
		Bathroom	5' x 8'
Air Conditioning:	window		
Garbage Disposal:	none		

LP tank for house is 1,000 gallons and is owned  
 LP tank for shop is 500 gallons and is owned  
 LP tanks are filled by D & J Feed Service in Monona

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