



**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**



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**Leigh and Alissa Ruff**

**15189 Ivy Avenue, McGregor, IA 52157**

**1.77 acres m/l**

**Net Taxes: \$1,304.00**

**Price: \$101,000.00**

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# FREEDOM AGENCY

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

**Sellers:**

Leigh & Alissa Ruff

**Listing Price** \$101,000

**Property Address:**

15189 Ivy Avenue  
McGregor, IA 52157

**Type of Property:**

Acreage

<b><u>Property Description:</u></b>		<b><u>Other Information</u></b>	
Size of Lot:	1.77 acres	School District:	MFL MarMac
Type of Home	1 1/2 story	Street/Road Surface:	Gravel
House (Ground Sq. Ft.)	728 sq ft	Driveway Surface:	Gravel
House(Living Area):	1456 sq ft	Property Taxes-Gross:	\$1,411.56
Age of Residence:	1930	Property Taxes-Net:	\$1,304.00
Age/Type of Siding:	Vinyl-2009	Assessed Valuation:	\$97,889.00
Age/Type of Roof:	Asphalt		
Windows & Doors	Vinyl replacement-2008	<b><u>Rooms/Approx Size:</u></b>	
Basement/Walls:	Poured & Block	<b><u>1st Floor</u></b>	
Type of Garage:	2 car detached	Kitchen	14.5' x 11.5'
Size of Garage:	24' x 30'	Dining room	12.5' x 11.5'
Size of Decks:	76 sq ft & 154 sf	Living room	13.5' x 12.5'
Size of Patio:	204 sq ft	Bathroom (full)	11' x 8.5'
<b><u>Utilities/Appliances</u></b>		Laundry room	5.5' x 7.5'
Age/Type of Furnace:	Carrier-1991		
Est. Ann. Heating Cost:	Uses wood burner for primary heat		
	LP tank is leased from Fauser		
Age/Type Water Htr.	Reliance-40 gallon		
Age/Type Water Soft.:	Culligan-rented	<b><u>2nd Floor</u></b>	
Sump Pumps:	none	Bathroom (half)	12' x 8'
Fireplaces:	none	Bedroom	11 x 15.5'
Wiring/Elec. Service:	200 amp-new in 2009	Bedroom	9' x 11'
Est. Annual Elec. Cost:	12 month avg: \$92.00		
Water:			
Sewer:	Septic tank		
Air Conditioning:	2 window units: 10,000 & 12, 000 BTU		
Garbage Disposal:	none		

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