

# FreedomAgency

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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**Geneva Hoth**

**20026 Hwy 13**

**Farmersburg, IA 52047**

**Price: \$159,500.00**

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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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106 S. Main ♦ Monona, Iowa 52159  
 Phone: (563) 539-2015 ♦ Fax: (563) 539-2132

**Sellers:** Geneva Hoth **Listing Price** \$159,500  
**Property Address:** 20026 Hwy 13  
 Farmersburg, IA 52047

**Type of Property:** Rural Residential Acreage

<b>Property Description:</b>		<b>Other Information</b>	
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	<b>Rooms/Approx Size:</b>	
Basement/Walls:	wood foundation	<b>1st Floor</b>	
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'
<b>Utilities/Appliances</b>		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	<b>Basement</b>	
Sump Pumps:	none		
Fireplaces:	none	Bathroom-full	7.6' x 8'
Wiring/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'
Water:	well-475' (2007)	Storeroom	11' x 13'
Sewer:	Septic-pumped-Inspected		
Pressure tank	owned		
Air Conditioning:	Central-2006		
Garbage Disposal:	yes		
Iron Filter System	Culligan-rented \$36/month		

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.