

ALLEN

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REAL ESTATE

MONONA 563-539-4136 STRAWBERRY POINT 563-933-4411 GUTTENBERG 563-252-1144

COMPANY, LLC. 241 ARC LANE/BOX 311 MONONA, IA 52159

Property Address: 29573 Pleasant Ridge Rd, McGregor IA 52157

Legal Description: SE CORN LOT 1 NW NE 8 95 3

Terms: Cash or Conventional

Owner: Leonard Martin & Brandon Martin

Possession: Upon Closing

Price: \$165,000

Bedrooms: (2) 15 X 18-upstair, 15 X 20-downstairs

House Built: 1956

Baths: (3) 7 X 8-3/4-main, 7 X 12-3/4 downstairs, 5 X 8-full upstairs

House Size: 1,804 sq. ft.

Kitchen: 10 X 21

Lot Size: 109,771 sq. ft., 2.52 acres

Dining Room: 15 X 17

Heat: Gas—FHA

Family Room: 14 X 17 downstairs

Air Conditioning: Central A/C

Living Room: 11 X 13, 21 X 28

Water Heater: Gas

Laundry: Downstairs

Roof: Asphalt shingles

Flooring: Hardwood/carpet

Stories: Split level

Appliances: Dishwasher

Exterior: Vinyl siding

Foundation: Stone

Garage: 2 single stall attached, 26 X 27 pole shed

Basement: Full-partially finished

Taxes: \$2,621/yr.

Remarks: Sitting on over 2.5 acres this 2-bedroom 3 bath home is right off the blacktop road. The main level consists of lots of open living space, the master bedroom takes up the entire upper level with it's own full bath. Sit on the deck that overlooks the countryside to watch the deer and other wildlife running through the fields. In the partially finished basement, you will find another bedroom along with a family room or non-conforming third bedroom if needed. There is plenty of garage space with the 2 single stall attached garages and one is extra deep to store your boat or keep it as a work shop. Let's not forget the detached 26x27 shed for extra storage as well. This is a perfect property for someone who enjoys wildlife as the entire house is surrounded by fields and timbers with plenty of deer and turkey that make their way into the yard. Priced well below assessed value because you will need to do some updates and repairs.



The following information, although believed to be accurate, is not guaranteed or warranted by the listing office.