

# ALLEN

WEBSITE: ALLENREALESTATECO.COM

## 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:** 222 Burger Rd, Monona IA 52159

**Legal Description:** LOT 1 OF 1 E 1/2 NW

**Terms:** Cash or Conventional

**Owner:** Rollie Henkes Living Trust

**Possession:** Upon Closing

**Price:** \$320,000

**Bedrooms:** (2) 11 X 12, 11 X 14/(1) 12 X 12-shouse

**House Built:** 1995/2002-shouse

**Baths:** (3) 1/2 basement, 3/4 6 X 6-main, 9 X 10-master  
(1) 3/4 6 X 9-shouse

**House Size:** 1,200 sq. ft./1,020 sq. ft.-shouse

**Kitchen/Dining Room:** 12 X 14/10 X 12-shouse

**Lot Size:** 10.13 acres m/l

**Heat:** LP FHA/In floor-shouse

**Air Conditioning:** Central A/C/Wall mount-shouse

**Living Room:** 15 X 15/15 X 23-shouse

**Water Heater:** Gas/2 gas-shouse

**Laundry:** Basement, main floor/6 X 10-shouse

**Stories:** Ranch, walk out basement

**Flooring:** Carpet, linoleum, laminate/Concrete, tile-shouse

**Exterior:** Wood siding

**Appliances:** Dishwasher, fridge, stove, microwave, washer/dryer

**Taxes:** \$3,226/yr.

stove, fridge, washer/dryer-shouse

**Garage:** Large 2 stall detached 35 X 39-built 2015 electric heat

**Roof:** Asphalt shingle house-2012

29 X 29 2 stall attached, 10 X 12 & 9 X 7 doors-shouse

**Foundation:** Concrete

**Basement:** Full-unfinished 29 X 39/none-shouse

**Remarks:** WOW!!!! What a property, where do we start? 2 houses sitting on 10.13m/l acres about 5 miles on a gravel road down a dead-end road. Properties like this don't come up for sale very often so here is your chance to own a piece of Iowa's beautiful land. The current owner has spent many years preserving the land and creating the perfect habitat for all of nature to enjoy and is hopeful the new owner will continue to manage it that way also. The main house was built in 1995 and has 2 bedrooms, 2 bathrooms, laundry, kitchen and living space all on the main level. The wrap around deck can be accessed from the Master Bedroom and the kitchen area as well. The lower level of this home has been started with a few walls built but needs to be finished. The Seller had plans to make this area into a separate living quarters since it has its own walkout entrance with 1 bedroom, kitchen, bathroom, laundry and living space so the plumbing has all been put in place. There is also a 35x39 garage built in 2015 with one taller overhead door for a camper or trailer. This garage is heated with an electric heater as well. There is also a 1-bedroom Shouse that was built in 2002. This has in floor heat in the living area. The 29x29 garage is attached and fully finished with 13' sidewalls and a 10x12 and a 9x7 overhead doors. This unique property could be used as 3 separate living quarters for extra income. If you like nature or hunting, then this is the property for you. One of the adjoining landowners does have an easement on the driveway to access his land. Call an agent today to set up your private showing.



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