

**ALLEN
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COMPANY, LLC** _____

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Strawberry Point 563-933-4411
Monona 563-539-4136 Guttenberg 563-252-1144
241 arc lane/box 311 Monona, IA 52159**

Property Address: 413 Franklin Street, Colesburg, IA 52035

MLS# 20230194

Legal Description: Colesburg Lot 9 Blk 3

Parcel ID #45-00-00-203-800

Owner: Bernhard M. Krieger

Possession: To be arranged

Terms: Cash

Price: \$49,900.00

Bedrooms: (1 or 2) 17x9 West, 12x9 East

House Built: 1900

Baths: (1) 4x14 Ensuite

House Size: 850 sq. ft.

Living Room: 11x15

Lot Size: 60x150

Family Room: None

Heat: FAG & Living room wall furnace

Kitchen: 14x10

Air Conditioning: Central

Dining Room/Laundry: 12x8 main floor

Water Heater: Electric 8 yrs. old

Flooring: Carpet & vinyl

Fireplace: None

**Appliances: Stove, Refrigerator, washer
Dryer are included**

Stories: 1

Foundation: Stone & block

Exterior: Aluminum

Basement: Partial

Garage: None Yard shed: 10x14

Roof: Metal new 5 yrs. ago

Taxes: \$364/yr.

Remarks: Circa 1900 one story 850 square foot home with 1 or 2 bedrooms, main floor laundry room, ensuite bathroom, priced cheaper than rent. Qualified purchasers with a 660 or higher credit score may obtain financing for this home with as little as \$3,000 down plus closing costs, \$316 monthly plus escrow, 6.5% APR, 30 years on approved credit with participating lenders. A pre-qualification letter for financing for those that need financing to purchase is required for showings. The seller will review all offers on January 27, 2023.



The following information, although believed to be accurate, is no guaranteed or warranted by the listing office.