

# 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: 350 Pole Line Road, Postville IA 52162

Legal Description: SOUTH 1/2 SE NE EX. STRIP 3 RODS WIDE Price: \$200,000

Owner: Betsale Berestov and Ester Berestov Taxes: \$1,840/Year

3-Bedrooms: All Up, 11'6x15, 12x14, 10x12 House Built: 1914

2-Baths: 7'6x11'6 (3/4), Main/ 11x12 Full, Upper Stories: 2 Story

Kitchen/Dining Room: 15x19 House Size: 976 SF Main/ 840 SF Upper

Living Room: 14x27 Lot Size: 18.50 Acres/ 805,860 SF

Laundry: Basement Heat: Forced Air/Fuel oil/Wood Stove

Flooring: Wood, Carpet, Linoleum Air Conditioning: Central AC

Basement: Full/ Unfinished Water Heater: Electric

Foundation: Clay Block Roof: Metal/ Less than 5 years old

Garage: 1 Stall Detached/ 14x20/ 280 SF Exterior: Wood Siding

Remarks: This versatile 18.50-acre property offers a little bit of everything. Currently, approximately 12 acres are tillable and leased out for \$4,000 annually, with this year's crop being corn. There are about 3 acres of timber, along with a 3-bedroom home and additional buildings suitable for storage or a hobby farm. The house has been vacant for several years and is undergoing a remodel that will need to be completed before move-in. Additionally, a fallen tree has damaged the electrical line, which will require replacement by the new owner. This property presents an excellent opportunity to build a new home if you prefer not to finish the existing remodel. For a private showing, call 563-539-4136.



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