

**ALLEN  
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COMPANY, LLC** \_\_\_\_\_

**website [www.allenrealestateco.com](http://www.allenrealestateco.com)  
Strawberry Point 563-933-4411  
Monona 563-539-4136 Guttenberg 563-252-1144  
241 arc lane/box 311 Monona, IA 52159**

**Property Address: 682 Fulton Street, Arlington, IA 50606**

**Legal Description:** LOTS 15,16,21,22,23 & 24, Blk 5, Calken's ADD  
VIN #44954 Title #33-W126042 **Parcel ID # 1628433006**

**Owner: Samuel P. Froelich**

**Price: \$29,500.00**

**Bedrooms: (2) 12.5x13, 9x9.5**

**House Built: 1981 Mobile Home**

**Baths: (2) 5x13, 7.5x4.5**

**House Size: 924 sq. ft.**

**Living Room: 18x13**

**Lot Size: 60x100 + 150x100/ 0.57A/ 24,750 sq. ft.**

**Family Room: None**

**Heat: Forced Air Natural Gas**

**Kitchen: 17x13**

**Air Conditioning: Central**

**Dining Room/kitchen**

**Water Heater: Electric**

**Laundry: 5x5 in Entry**

**Fireplace: Yes**

**Flooring: Vinyl/Carpet**

**Stories: 1 Story**

**Appliances: N/A**

**Exterior: Vinyl**

**Foundation: Vinyl skirting**

**Garage: 2½ stall detached 30x26**

**Roof: Rubber**

**Gross Taxes: \$641/yr.**

**Remarks:** A great opportunity for a first-time purchaser or an investor alike. This spacious, over half acre lot features a fixer upper, two-bedroom mobile home and a 30x26 unattached garage. Three overhead doors and its own power panel make for a great opportunity as a workshop or hobby garage. With all city utilities present it also makes for a lovely building site choice as well. Property is being sold "as is", the Seller has never lived in or been in this property as he lives out of state and bought it as an investment property. Call Mark M. Meyer @ 563-920-4111 for more information.



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