

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: TBD S Water Street, Monona IA 52159

Legal Description: LOT 3 OF 21 AND N 50 FEET OF LOT 2 OF 21 SW NW 13 95 5 Parcel 36-13-159-002

Owner: Balekos Property Holdings LLC

Price: \$35,000

Lot Size: 130x145/ 0.43 Acres/ 18,850 SF

Taxes: \$246/year

Remarks: Discover an exceptional opportunity to build on the peaceful edge of Monona. This spacious, rare lot offers mastered privacy, featuring a mature natural evergreen border and a quiet farm field along the backside.

Location is everything. You will live just two blocks from the charm of Main Street and a short three-block walk to the school. Embrace the local lifestyle with easy access to Monona's scenic walking trails, vibrant butterfly garden, and premier community swimming pool.

Whether you plan to break ground this season or hold the land as a stellar future investment, this lot is a rare find.

Call 563-539-4136 and lock in your future home site!



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