

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: 27448 Highway 52, Guttenberg IA 52052

Legal Description: LOT 2 & LOT 3 SW SE 34 93 3

Price: \$235,000

Owner: Wilma D Barnhart

Taxes: \$2,986/year

Bedrooms: Left 17x23 up/ Right 11'6x12, 12x12

House Built: Left 2011/ Right 2015

Baths: Left 7x7'6 (1/2)/ Right 6x7 (3/4)

Stories: Left Ranch/ Right 1 1/2 story

Living Space: Left 22x50/ Right 22x27

House Size: Left 1,514 sf/ Right 1,120 sf

Heat: Right only, Electric baseboard

Lot Size: 2 Acres/ 87,120 sf

Exterior: Vinyl siding

Roof: Metal

Foundation: Concrete slab

Garage: Right 2 Stall, Attached, 24x25, 600 sf

Garage: Left 22x42, 924 sf, Detached, Concrete Floor/ 22x32, 704 sf, Detached Pole Shed, Dirt Floor

Remarks: Majestic Views & Endless Potential – 2 Cabins on 2 Acres Off Hwy 52!

Look at all this space! This unique property offers two independent cabins, three spacious garages, and two acres of prime land with breathtaking, majestic views. Skip the dusty commute—this acreage is located directly off Highway 52, meaning zero gravel roads to navigate.

Both cabins feature their own kitchen and bathroom layout. Currently, the cabin on the left utilizes a holding tank, while the cabin on the right is equipped with a complete septic system (water is currently hauled in as needed).

Bring your vision! By drilling a well, you can easily transform these properties into year-round residences, a private hunting retreat, or a highly profitable income-generating Airbnb rental.

Seeing is believing. Schedule your private tour today by calling 563-539-4136!



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