



BEYER
AUCTION & REALTY

16 3rd Street NE
Sioux Center, IA 51250

Del Beyer, Broker/Auctioneer

Office: 712-722-4315

Fax: 712-722-4316

Email: dbeyer@mtcnet.net

OWNER: Lammers Family Trust
ADDRESS: 4489 Jefferson Ave., Alton, IA

<u>ROOMS</u>	<u>1st Level</u>	<u>2nd Level</u>	<u>Bsmt</u>
Living	X.....		
Dining			
Kitchen	X.....		
Family			
Bedrooms.....	2		
Baths	1		
Laundry.....	X.....		

TYPE OF HOME:
1-story

PRICE: Auction

GENERAL INFORMATION

Sq. Footage: 1326
Lot Size: 1.08 Acres
Age: 1955
Roof: Steel
Exterior Finish: Vinyl
Windows: Double Hung
Garage: 1 car Attached (X) Detached ()
Heat Type: F/A Fuel: Gas
A/C: Central (X) Window ()
Water Heater: Gas
Taxes: \$1458/year
Cabinets: Birch
Woodwork: Birch
Fireplace: No
Deck: No
Basement Size: Full Unfinished
Possession: October 28, 2019
Special Assessments:
Zoning Classification: Rural/Res
School District: MOC

ROOM DIMENSIONS (Approximates Only)

Kitchen	9x19
Dining	
Living Rm	12x18
Main Bath	6.5x9
Master Bedroom	9x12 - NW
Bedroom #2	9x14 - NE
Finished Attic	11.5x14
Laundry	Main Floor
Basement	24x35

AVERAGE UTILITIES - \$

ITEMS TO REMAIN

(X) Stove ~ Gas(X) Electric()	(X) Water softener – Owned
() Refrigerator	() Sump pump
() Dishwasher	() Prop. Tank
() Washer	(X) Garage Door Opener
() Dryer	() Microwave/Exhaust Fan

ITEMS NOT TO REMAIN

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COMMENTS: This 1.08 acre property will be sold at public auction September 28, 2019. The Real Estate is to sell at 10:30 AM, and personal property to follow at approx. 11:00 AM. This property includes: a 2-bedroom ranch style home with an attached single car garage plus a 35'x40' shop area. There is a 30'x88' greenhouse, a 24'x48' greenhouse, and a 30'x42' "frame only" greenhouse. This property offers an excellent opportunity for a single family home acreage with greenhouse business opportunity. Any further questions please contact Connie Van Wyk at 712-395-0122 or Del Beyer at 712-348-2738.

*Information supplied is assumed to be correct, but not warranted.
Prospective buyers are encouraged to inspect property and verify information provided herein.
Courtesy of Beyer Auction & Realty, 16 - 3rd St. NE, Sioux Center, Iowa 51250*



www.beyerauctionrealty.com

