



BEYER
AUCTION & REALTY

16 3rd Street NE
Sioux Center, IA 51250

Del Beyer, Broker/Auctioneer

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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 ()
- () Refrigerator
- () Dishwasher
- () Washer
- () Dryer

- (X) Water softener – Owned
- () Sump pump
- () Prop. Tank
- (X) Garage Door Opener
- () Microwave/Exhaust Fan

ITEMS NOT TO REMAIN

- ()
- ()
- ()
- ()

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*

