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Property Location: 100 Angela Dr., Webster City, IA

Legal Description: See abstract for complete legal

Price: \$390,000.00 **Price Reduced \$350,000.00**

Style: Farmhouse story & ½

Approx. age construction: 1905 original concrete 2000: East living room & master BR & bath, 2011 Family room breakfast nook

Bedrooms: 2 up, Master & 4th BR or office main

Siding: Metal

Roof age: 2000/2011

Lot Size: 11.03 + 2.5 acres

House Sq. Ft.: 3,160

Garage: 2011 32X30 htd 8' & 9' door, frig stays, cent vac

Patio: 2011 15X13 remote pergola, 2012

School: Webster City

Kitchen Details:

Cabinets: oak/custom Solid surface counters

Frig.: Black yes

Cooktop: elec.: x Wall oven & wall Micro 2017

Dishwasher: yes 2 drawer

Garbage disposal: yes

Dining Space: Breakfast bar & large dining area

Flooring: oak laminate

Living room 2000: carpet

Breakfast nook/wine bar 2011: Oak custom cab wine & mini frig stay, table stools for sale

Dining room/Family Room 2011: Ceramic tile

Bathrooms:

Main: ¾ w/shower off master, ¾ in Laundry w/claw foot tub Htd floors

Basement: Full w/tub shower

Basement: partial elec stove.

Furnace: Lennox, 2015

Central Air: yes 2015

Generator: Generaic whole acreage

24 Mon. Ave. Elec: \$ 230.86 Prairie Energy **L P tank:** owned

Possession: Cash 60 days from final loan approval Oct 1 or after

Net Taxes: \$2742.00 2016-17

Laundry:

Location: Main floor

Elec.: X + utility sink

Washer/Dryer: Yes

Water heater: elec. Marathon

Water system: softener can stay/never used

Elec Panel: x Breaker

Sump pumps: yes w/basement system for seepage

Septic compliant: Yes 8/2017

Well: 2017 test good

SHEDS: 1983 60X120 horse barn w/approx. 8 stalls & 3 standing. Nothing else in barn stays except stalls

1990 24X40 loafing barn

1987 30X64 Bonanza shed

Electric Fence is ON



All curtains & blinds stay w/the house. ADT system has not been used a few years. Central vac in house & garage.

Well between house & West shed.

Septic for house East side 2011

For sale items: Dining room table & chairs family room & table & stools in breakfast nook. Basement frig & freezer are nego. Master BR TV stays. 4 cats stay w/acreage.

Property lines: South to center of creek. East to wood post near driveway/RR tracks, road

Easements on both driveways to neighbors to drive through.



The following information, although believed to be accurate, is not guaranteed to be so.

Buyer should do his own inspections to be sure.

The greatest compliment we can receive is a personal referral. Please tell your friends about us."