

HI-\$ AUCTION & REAL ESTATE LISTING
21584 Hwy 92 East SIGOURNEY, IOWA 641-622-2015

OWNER: BC Investments
ADDRESS: 315 S. Shuffleton, Sigourney
LEGAL: OP Lot 6 Blk 25
HOUSE SIZE: 1988 SF

PRICE: \$84,000.00
TERMS: cash
POSSESSION: negotiable

YEAR BUILT: 1915 **WATER:** city
NET TAX: \$1640.00 **GROSS TAX:** \$1827.00

SEWER: city

TYPE OF HEATING: forced air, gas - new 2018
AIR CONDITIONING: central (to be installed) - new unit 2018
UTILITIES AVE. MO. COST: NA
ROOF: asphalt, replaced 2018
EXTERIOR: wood lap siding
GARAGE: 9 ft x 28 ft attached to north side of house
LOT SIZE: 66 ft. x 132 ft

REMARKS:

3 bedrooms with upstairs sunroom that could be a 4th bedroom, full bathroom upstairs. Kitchen cabinets and countertops are new; new full bathroom on main floor with space for washer and dryer or other fixture; fireplace in living room; attic access by stairs; Nice woodwork and wood floors, lots of possibilities!

Seller will assist with closing costs.



This information, although believed to be accurate, is not guaranteed or warranted. All measurements are approximates.

View the virtual tour on our website: www.hidollar.com



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