

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

**OWNER:** Brandon & Alisha Brooks  
**ADDRESS:** 514 E. Washington, Sigourney  
**LEGAL:** Jackson's Add Lots 3 & 4 Blk 1  
**HOUSE SIZE:** 1582 SF

**PRICE:** \$120,000.00  
**TERMS:** cash  
**POSSESSION:** negotiable

**YEAR BUILT:** 1900  
**NET TAX:** \$1708.00

**WATER:** city

**SEWER:** city

**TYPE OF HEATING:** gas, forced air new furnace 2002 +/-; replace main board November, 2017.  
**AIR CONDITIONING:** central air, new 2006 +/-  
**UTILITIES AVE. MO. COST:** \$245.00  
**ROOF:** asphalt, new in July 2011  
**EXTERIOR:** vinyl siding and windows new in 2007  
**GARAGE:** one car attached (16 ft x 22 ft ), one car detached (14 x 22)

**REMARKS:**

Remodeled kitchen; new tub/shower in main floor bathroom; large bedroom with 2 double closets, ceiling fan; second bedroom on main floor with half bath.  
3/4 bathroom upstairs; two bedrooms upstairs, one without closets;  
Gas or electric for washer/dryer hookups  
Insulated roof, new wiring upstairs; water heater new in 2011.  
SHOP is 1440 SF, could have a bathroom installed.  
Optional to purchase house only for \$100,000 and L-shaped lot;  
this would not include the shop and 66 ft x 66 ft lot.



This

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



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