

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

**OWNER: Elizabeth Evans**  
**ADDRESS: 618 S. Shuffleton, Sigourney**

**PRICE: \$81,000.00**  
**TERMS: cash**  
**POSSESSION: negotiable**

**HOUSE SIZE: 1099 SF**

**YEAR BUILT: 1940**      **WATER: city**  
**NET TAX: \$1,110.00**  
**LOT: 66 ft x 132 ft**

**SEWER: city**

**TYPE OF HEATING: forced gas air; new furnace and air conditioning 2012 & 2013**

**AIR CONDITIONING: central**

**UTILITIES AVE. MO. COST: \$192.00 budget billing gas & electricity**

**ROOF: new shingles in 2004**

**EXTERIOR: aluminum siding**

**GARAGE: 1 car detached; 14 ft x 24 ft**

**REMARKS:**

Nearly all new windows put in 2004; hardwood floors under all but the kitchen; attic is insulated well; 2 bedrooms with closets and ceiling fans; living room, dining nook, open kitchen. Basement is clean and good for storage; laundry and 3/4 bathroom. Water filter stays with house; washer, dryer, freezer, stove are negotiable items. Fenced in backyard.



This information, although believed to be accurate, is not guaranteed or warranted.

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