



# LAND FOR SALE

## KEY FEATURES

**Price** \$295,000

**Purpose** Home and Acreage

**Location** 11 Miles west of Winterset, Iowa

### Farm Details

Built in 1997, this home has everything you could imagine in rural country living. Just 45 Minutes from the metro, you can experience the country living at its finest. The home consists of 3 main floor bedrooms and 3.75 baths. The home has been well taken care of through the years. Many new upgrades have been updated in recent years. A new roof in 2018, newer appliances in the past two years. The home also features Geothermal heating and cooling update 5 years ago. The 2 car attached garage is insulated and has a main floor entrance into a utility room. The basement area is partially finished with a nice cabin feel along with an indoor shop to work on projects in the winter months. The property has 3 well cared-for metal structures for an ample amount of storage.

## Land Broker



**Luke Skinner**  
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## ADAIR COUNTY, IA 3.3 +/- ACREAGE WITH HOME





**Location Notes:**

**From Winterset, IA**

- Take HWY 92 west 11 miles
- Turn south on Adair Madison Ave and continue for .7 miles
- Farm is on the west side of the road.
- Sign will be in place by entrance.



# PROPERTY PHOTOS



## Property Highlights

- 3.3 +/- Acreage With Home
- 3 Bedrooms
- 3.75 Baths
- 2 Stall Garage
- Geothermal Heating
- Newer Appliances
- Basement is Partially Finished with a Shop Area and Cabin Feel
- Gas Fireplace with Wood and Corn Stoves



# PROPERTY PHOTOS



## Additional Notes:

### Property Highlights

- 30x60 Cleary Building
- 42x60 Astro building
- The Cleary building has a nice 30x20 shop
- 12x18 open face livestock shed
- 2 +/- Acres of Pasture
- Small Above Ground Pool
- Nodaway Valley School District
- Close proximity to Greenfield, Iowa and Winterset, Iowa