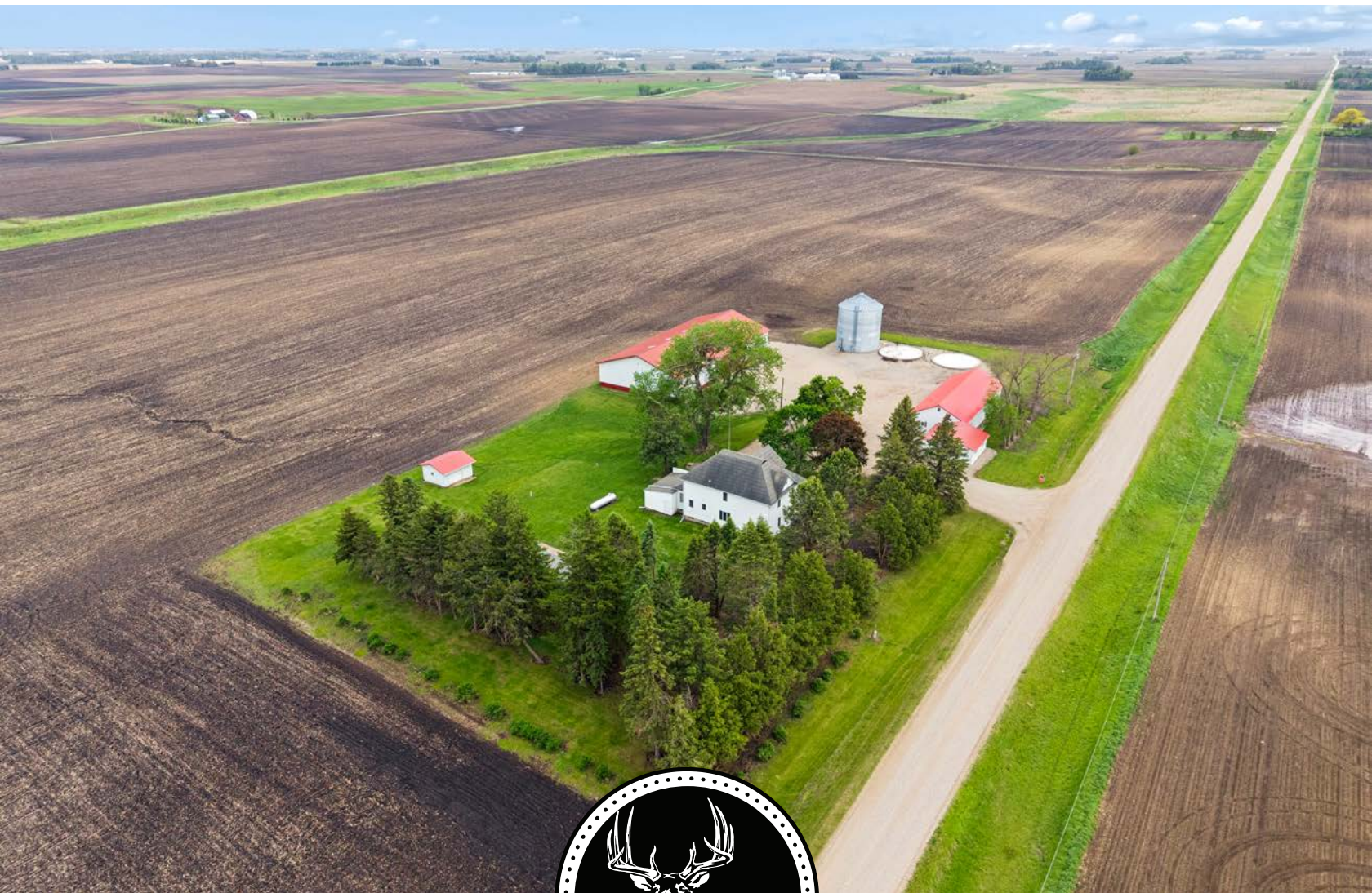


MIDWEST LAND GROUP PRESENTS

3.5 ACRES IN

HANCOCK COUNTY IOWA

2480 PALM AVENUE, GARNER, IA 50438



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

STATELY HOME ON 3.5 ACRES WITH OUTBUILDINGS AND GRAIN BIN

Impressive acreage for sale! This stately property has been meticulously cared for over the years and is ready to change hands. Sitting on 3.5 +/- acres, you'll find a spacious 5 bedroom, 2 bathroom home with nearly 3,000 finished square feet, and well-kept outbuildings, including a 60'x120' Morton building.

Step inside the traditional farmhouse to find a space for every function. The main level features a roomy kitchen, a ¾ bathroom, 2 conforming bedrooms, and an updated laundry room for your convenience! Beyond this, there is still a living room, a den, and room for an office (or two)! You can find everything you need on the main level of this home. For additional space, head upstairs to find 5 more bedrooms (3 conforming, 2 nonconforming), a ¾ bathroom, and a large storage room. Keep heading up, and you'll discover a charming attic area that could be transformed into a neat loft or play area. The basement of the house is partially finished, and is totally functional. The utilities are found there, including the furnace, water heater, and water softener. The heat and AC do service

this area, so it would be a great recreational space, craft area, or playroom year-round!

Step outside the home to find a large, well-maintained driveway, with multiple outbuildings in great condition, and a 17,500bu grain bin. Among the outbuildings, you'll find a 26'x26' detached garage with a concrete floor and power doors, a 30'x70' partitioned machine shed with propane heat available in part of it, and a newer 16'x18' garden shed with concrete and a 7'x9' door. Most notable of all the outbuildings is the 60'x120' Morton building, with 15' sidewalls and a 33'x16'6 bifold door. There is currently a tenant leasing a portion of the Morton building, as well as the grain bin. This lease could be terminated or maintained to provide some additional income from the property. You don't want to miss the opportunity to own this deeply loved and well-cared-for century farm. Give listing agent Andrea Larson a call at (319) 572-9260 to schedule a showing. Pre-approval is required prior to showing.

PROPERTY FEATURES

COUNTY: **HANCOCK** | STATE: **IOWA** | ACRES: **3.5**

- 5 bedroom, 2 bathroom home
- 2,945 square feet
- Laundry on main level
- 2 bedrooms on the main level
- Well-maintained
- Multiple outbuildings
- Grain bin
- 60'x120' Morton building
- Income opportunity
- 3.5 +/- acres
- 5 miles northwest of Garner

2,945 SQUARE FOOT HOME

Step inside the traditional farmhouse to find a space for every function. The main level features a roomy kitchen, a $\frac{3}{4}$ bathroom, 2 conforming bedrooms, and an updated laundry room for your convenience!



3.5 ACRES



60'X120 MORTON BUILDING



MULTIPLE OUTBUILDINGS

Among the outbuildings, you'll find a 26'x26' detached garage with a concrete floor and power doors, a 30'x70' partitioned machine shed with propane heat available in part of it, and a newer 16'x18' garden shed with concrete and a 7'x9' door.



AERIAL MAP



OVERVIEW MAP



AGENT CONTACT

Born and raised in Mediapolis, Iowa, Andrea Larson grew up on her family's farm, where she first developed a passion for the outdoors and agriculture and learned to appreciate and manage land and livestock. Her father sold land and real estate, and she holds fond memories of spending countless hours riding around with him, learning how to build relationships with clients and serve them well.

After graduating from Mediapolis High School, Andrea went to Wayne State College where she played collegiate basketball for four years and earned a Bachelor's of Business Administration degree with a focus in Agriculture. At Midwest Land Group, Andrea is able to leverage her passion for the outdoors while building relationships with like-minded individuals. Her business practices are rooted in her faith, with service to others as her motivator, and always operates with integrity, trust, and respect. She goes out of her way for her clients, doing all she can to ensure that they achieve their land ownership goals.

Andrea is an active member of Meriden Evangelical Free Church and serves as a youth group leader. She likes to spend as much time outdoors as possible, often seeking out new hiking trails and kayaking routes, trap shooting, and camping off-grid. She has a large garden plot that she produces from and has a goal of becoming as self-sustained as possible.



ANDREA LARSON,
LAND AGENT
515.368.6007
ALarson@MidwestLandGroup.com



MidwestLandGroup.com

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