



**Kes Holmes**  
**17257 April Avenue**  
**Elgin, Iowa**  
**\$240,000**

Country home clad in green metal shingles on 46 acres (m/l) with a stream in your back yard, lots of trees, and an abundance of wild life! This two story home features an updated kitchen, ample dining/ living room space , first floor laundry, plus 4 bedrooms and 2 baths. Long lane, very private.

<b>STYLE</b>	2 story frame	<b>BEDROOMS</b>	4
<b>BUILT IN</b>	1900	<b>BATH</b>	2
<b>SQ. FT.</b>	1,971 sq. ft.	<b>LAUNDRY</b>	1st floor
<b>CURRENT TAXES</b>	\$888/yr	<b>PATIO/PORCH</b>	2 enclosed porches
<b>LOT SIZE</b>	46 acres (m/l)	<b>DECK</b>	None
<b>SCHOOL DIST.</b>	Valley Community	<b>DRIVEWAY</b>	Gravel
<b>ROOF TYPE</b>	Metal	<b>FIREPLACE</b>	No
<b>EXTERIOR</b>	Slate	<b>A/C</b>	No
<b>INTERIOR WALLS</b>	Sheetrock/plaster	<b>HEAT</b>	FA
<b>SUMP PUMP</b>	Unk	<b>W. SOFTENER</b>	Unk
<b>LP TANK</b>	Unk	<b>W. HEATER</b>	Electric
<b>UTILITY BLDG</b>	28x14	<b>WELL</b>	Approx 160' deep, sub pump
<b>BASEMENT</b>	Full/unfinished	<b>SEWER</b>	Septic
<b>BSMT FLOOR</b>	Concrete	<b>BARN</b>	80x57

**Northeast Iowa Realty & Appraisal, Inc.**  
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*This information was obtained from sources deemed reliable but is not guaranteed by the listing broker.*

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**46 acres m/l  
4.1 acres tillable -  
all in CRP @ \$118/acre**

**Balance timber/pasture and  
creek.**



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