



Rex Howard
17002 Empire Road
Wadena, Iowa
\$240,000

Beautiful setting surrounds this 1 story log home with finished loft. Sheet rocked interior with cathedral ceilings, 3 bedrooms, and 1 3/4 baths. In-floor hot water heat in home and garage as well as gas fireplace. Property includes new fruit tree & hardwood plantings.

STYLE	1 story w/loft	BEDROOMS	3 + loft
BUILT IN	2005	BATH	1 3/4 bath
SQ. FT.	1,806	LAUNDRY/UTIL.	1st level
CURRENT TAXES	\$1,218/yr net; homestead	PATIO/PORCH	255 sq.ft. concrete patio
LOT SIZE	9.22 acres	DECK	Deck ready on north
SCHOOL DIST.	Valley Community	DRIVEWAY	Gravel
ROOF TYPE	Metal/gambrel	FIREPLACE	Gas
EXTERIOR	1/4 Log	A/C	Unit in loft
INTERIOR WALLS	Sheetrock	HEAT	Electric & in-floor
FOUNDATION	Concrete (Ice Block)	L.P. TANK	Owned
GARAGE	2 car; zoned in-floor heat	W. HEATER	119 gallon, electric
1ST LEVEL	Ground level on south	SEPTIC	New in 2005
	Earth beamed on north	WATER	130' well; sub pump

Included: Refrigerator, stove, dishwasher, microwave & L.P. tank.

Northeast Iowa Realty & Appraisal, Inc.
 115 South Vine Street
 West Union, IA 52175
 563-422-3285
www.northeastiowarealty.com
 Jay Jensen - 563)920-1248
jcj@northeastiowarealty.com



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1st floor: 3 bedrooms, master bath, kitchen, living room with cathedral ceilings, laundry/utility room. All in floor hot water heat (electrically heated). Interior is all sheet rocked and textured. Kitchen has oak cabinetry. Refrigerator, stove, dish washer and microwave all stay with the home. There is laminated flooring through out the living area, kitchen and master bath. The 3 first floor bedrooms have carpeting and all have egress windows. The living area has a gas fireplace with imitation (attractive) rock facing. Ceiling fan.

Loft: Carpeting, patio doors (place for a deck), walk-in closet, 3/4 bath, Aspen wood railings (locally carved), heating/cooling unit, and ceiling fan.

2 car garage: Heated floor (hot water) zoned with thermostat. 2 - 9'x 7' overhead doors with openers. Sheet rocked, insulated walls and ceilings. Separate breaker box and electrical panel. Florescent lighting.

Roof: Steel covered with 2"x 10" supports. Roof steel was replaced in 2009 because of hail damage. Has both batting and blown insulation. 9 inches in roof and 24 inches in garage.

Utilities: The high electric bill for the winter months is approximately \$250 and the typical summer bill is \$70 per month. Very little L.P. gas (approx. 100 gallons) is used for the gas fireplace. The loft area has a wall heating/cooling unit that is similar to those used in motel rooms. This is used mainly for cooling in the summer months and does provide additional heat if needed. The unit is electric. The well is approximately 130' deep with a submersible pump. The septic was new in 2005 when the home was built.

Land: 9.22 assessable acres with a number of trees planted. There are 3 acres of hardwood trees (red oak, cherry, and walnut) that were planted through a government program and must stay for 20 years. Also planted are fruit trees (apple, pear, and peach).

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Loft—Aspen staircase, support & railing



Kitchen



Bedroom in loft



Gas fireplace in Living room

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