

Acreage Property Information

**Owner/Seller – Marlys A. Faber Estate
Cathy Nelson, Executor**

Address of Property – 1150 640th Street East, Storm Lake, IA.

Legal Description – A tract of land located in the Northeast Quarter of the Northwest Quarter (NE¹/₄ NW¹/₄) of Section 26, Township 90 North, Range 37 West of the 5th P.M., Buena Vista County, Iowa.

Acres or Lot Size – 3.12 total acres, 2.84 net acres (surveyed 10-19-07)

Property Taxes – Estimated annual real estate taxes \$1,014.00 (provided by Buena Vista County Treasurer).

School District – Storm Lake

Terms of Sale – 10% down day of sale – balance in 30 days

Possession – At closing Monday, September 15, 2008

Abstract Location – With Larry Dugan, attorney for the estate

List Price – To be sold at auction

**Listing Agent or Broker – Brian Drzycimski – Auctioneer/Broker Associate
Stalcup Agricultural Service, Inc.
Home Phone #712-296-3746**

House Information:

House Style – 2 houses on this property.

***West house in good state of repair with single room upstairs and 1 bedroom on main floor. Steel on north side of roof, asphalt on south side.**

***East house in fair condition – 2 upstairs bedrooms.**

Year Built – Both houses built in the early 1900's

**Sq. Ft. 1st Floor – West house - 1232 sq. ft.
East house - 842 sq. ft.**

**Basement – West house has full basement with block walls.
East house has partial basement.**

**Roof – West house has steel on north side, asphalt on south side.
East house has older asphalt shingles.**

**Exterior – West house has vinyl siding.
East house has white steel siding.**

**Bedrooms – West house has 2 bedrooms (1 upstairs & 1 downstairs).
East house has 2 bedrooms (upstairs).**

**Total Baths – West house has full bath on main floor & partial bath in the
basement.
East house has full bath on the main floor.**

**Heat Type – West house has Lennox energy efficient forced air gas furnace
(propane).
East house has forced air gas furnace.**

**Air Conditioner – West house has central air.
East house has no air.**

Utilities – Electric with Iowa Lakes Electric.

**Water System – West house connected to Iowa Lakes Regional Rural Water.
East house supplied by shallow farm well west of acreage.**

Location of Well – ¼ mile west of acreage.

Not Included – 2 - 500 gallon propane tanks (First Coop)

Out Buildings:

- **Morton Steel Machine Shed 54' x 36'**
- **Morton Steel Utility Shed 63' x 30' cement floor, 2 overhead doors,
and 1 - 17 ½ ft. sliding door.**
- **Barn 30' x 28' with loft and red steel on sides.**
- **2 steel grain bins – Gov't bins – 1 with air floor and 1 with concrete.**
- **Few other smaller wood frame buildings**

Comments: This is a neat acreage with several shade trees and buildings in good condition. A lot of potential for this property within 4 miles of Storm Lake.



West House



East House



West Machine Shed



East Machine Shed



Barn



Grain Bins



Garage