



BEYER
AUCTION & REALTY

16 3rd Street NE
Sioux Center, IA 51250

Del Beyer, Broker/Auctioneer
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OWNER: Mark & Roni De Jong
ADDRESS: 3832 Kennedy Ave., Hospers, IA

ROOM	1st Level	2nd Level	Bsmt
Living.....	X		
Dining	X		
Kitchen	X		
Family	X		X
Bedrooms.....	1	3	
Baths	1 3/4	3/4	3/4
Laundry.....			X

GENERAL INFORMATION

Sq. Footage: 2568
Lot Size: 10 Acres
Age: Original-1914, Addition-2000
Cabinets: Oak
Woodwork: Oak
Windows: Newer Dbl Hung & Crankouts
Fireplace: Wood with Gas Starter
Basement Size: Full, 1/2 finished
Water Heater: 2, Electric
Heat Type: F/A Fuel: Propane
A/C: Yes Central(X)
Exterior Finish: Vinyl
Roof: Asphalt - 3 years old
Deck: Open Porch (7 1/2' x 40') - wood
Garage: 1-car Attached (X) Detached (2) 2-car
Possession: On or before July 14, 2021
Taxes: \$2196.00
Zoning Classification: Rural Residential
School District: MOC-FV

ITEMS TO REMAIN

(X) Carpets
(X) Drapes
(X) Stove Gas () Electric (X)
(X) Refrigerator
(X) Dishwasher
(X) Washer

(X) Dryer
(X) Exhaust fan/Microwave
(X) Ceiling fan(s)
(X) Disposal
(X) Smoke detectors
(X) Water softener
(X) Sump pump

() Prop. Tank- Rental
(X) Premier Fiber Optics
(X) Garage Door Opener
(X) RO System
(X) 72" Flat-screen TV

TYPE OF HOME:

2-Story

PRICE: Auction



ROOM DIMENSIONS (Approximates Only)

Kitchen/Dining: 13' x 18'
Family Rm: 14' x 23'
Living Rm: 13' x 27', plus 12' x 14'
Main Bath: 7' x 14'
Master Bedroom: 13' x 14'
Bedroom NE Upstairs: 10 1/2' x 16'
Bedroom SE Upstairs: 11' x 11'
Bedroom SW Upstairs: 11' x 12'
Laundry (Basement)
Upstairs Bath: 7' x 7 1/2'
Basement Fam. Rm.: 22' x 26'

AVERAGE UTILITIES

Rec: 288/mon
Hosper Rural Water: 62/mon

COMMENTS: Spacious updated Country Living. Home offers approximately 2568 sq. ft. with large kitchen including stainless appliances. Master bedroom has Master bathroom with jacuzzi air tub. 3 upstairs bedrooms. Full basement with a large 23' x 26' family room. The West portion of the basement is tiled. The home has 6" walls, 3-year-old shingles, newer windows, fiber optics, & more.

Information supplied is assumed to be correct, but not warranted.

Prospective buyers are encouraged to inspect the property and verify the information provided herein.

Courtesy of Beyer Auction & Realty, 16 - 3rd St. NE, Sioux Center, Iowa 51250



www.beyerauctionrealty.com





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ACREAGE INFORMATION

OWNER: Mark & Rowena De Jong
ADDRESS: 3832 Kennedy Ave. Hospers, Iowa
LOCATION: From Hospers 5 West and 1 ½ N
SCHOOL DISTRICT: MOC/FV

TAXES: \$2196/year

ACRES: 10

LAND TO RENT: 30 Acres – Contact Del

RURAL WATER: Hospers Rural #1

OUTBUILDINGS

Attached Garage 16' x 24' – 7H x 10W Door & opener, Also 3 walk-out doors

Detached Garage: 22' x 24' – (2) 7' x 9' Doors (No Openers) Concrete Floor, new tin roof 3 years ago.

Machine Shed/Shop: 48' x 50', in-floor heat, tin lined inside with batt insulation and blown-in ceiling. 14' x 14' overhead insulated door with opener. Has 110 & 220 Electric. Awesome Man Cave!

Machine Shed: 42' x 72; pole frame shed with 26' x 34' open front lean-to on Northside. Mostly dirt floor but some concrete. Has a 12' x 15 ½' rolling door on South and 12 ½' x 19 ½' West rolling door. 13 ½' sidewalls.

Cattle Shed: 24' x 56' South open front shed with 3 separate pens approximately 100' to South. (2) automatic fenceline waterers.

Horse Arena: Approximately 240' x 300' lighted dirt/sand horse arena with solid rod fencing.

COMMENTS: What a lifetime opportunity! This type of property rarely comes available. Mark and Roni have given this acreage the best of care and maintenance, so can be purchased with confidence!

Property has been surveyed and offers a mature grove on West & North Sides. Approximately 4 acres of this property is divided into 3 pasture areas and offers a large lighted arena with solid rod continuous fencing.

