



BEYER
AUCTION & REALTY

16 3rd Street NE
Sioux Center, IA 51250

Del Beyer, Broker/Auctioneer

Office: 712-722-4315

Fax: 712-722-4316

Email: dbeyer@mtcnet.net

OWNER: Mabel Mantel Estate

ADDRESS: 415 5th St. NE, Orange City, IA 51041

<u>ROOMS</u>	<u>1st Level</u>	<u>2nd Level</u>	<u>Bsmt</u>
Living	X		
Dining.....			
Kitchen	X		
Family			
Bedrooms	1		
Baths.....	1		Shower
Laundry			X

TYPE OF HOME:

1 ½ Story

PRICE: Online Auction

GENERAL INFORMATION

Sq. Footage: 971

Lot Size: 50 x 150

Age: 1920 – per assessor

Exterior Finish: Aluminum

Roof: Asphalt

Windows: Dbl. Hung w/ good combinations

Garage: 2-car Attached() Detached(X) 12x36 w/ lean-to

Heat Type: F/A Fuel: Gas

A/C: Central (X) Window ()

Water Heater: Electric – 50 gal. New 6-21

Taxes: \$842/year

Cabinets: Oak

Woodwork: Oak

Fireplace: Wood

Deck: No

Basement Size: Full

Possession: August 12, 2021

Zoning Classification: Residential

School District: MOC

ROOM DIMENSIONS (Approximates Only)

Kitchen 13½' x 13½'

Dining

Living Rm 13' 4" x 18'

Main Bath 4½' x 9'

Master Bedroom 9' 4" x 18'

Bedroom #2 - Up 11½' x 13 ½'

Laundry (Basement)

Basement Bath - Shower

ITEMS TO REMAIN

(X) Carpets

(X) Drapes

(X) Stove ~ Gas() Electric(X)

(X) Refrigerator

(X) Dishwasher

(X) Washer—Maytag

(X) Dryer – Maytag Gas

(X) Ceiling fan(s)

(X) Disposal

(X) Water softener

() Sump pump

() Prop. Tank

(X) Garage Door Opener

ITEMS NOT TO REMAIN

()

()

()

COMMENTS: Clean – well kept 1 ½ story home with 2-car garage. Some of the main floor has hardwood floors. West portion of Roof replaced in 2020 & East portion in 2015. All appliances stay with the house. Investment Opportunity!

*Information supplied is assumed to be correct, but not warranted.
Prospective buyers are encouraged to inspect property and verify information provided herein.
Courtesy of Beyer Auction & Realty, 16 - 3rd St. NE, Sioux Center, Iowa 51250*



www.beyerauctionrealty.com

