



**BEYER**  
**AUCTION & REALTY**

16 3rd Street NE  
Sioux Center, IA 51250

**Del Beyer, Broker/Auctioneer**

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**OWNER:** Jim Boogerd

**ADDRESS:** 302 Railroad St., Hull, IA 51239

**ROOMS**    **1st Level**    **2nd Level**    **Bsmt**

Living ..... x .....  
Dining..... x .....  
Kitchen ..... x .....  
Family ..... x .....  
Bedrooms ..... 2 .....  
Baths..... 1.5 .....  
Laundry ..... x .....

**TYPE OF HOME:** Ranch

**PRICE:** Auction  
Online Only

**GENERAL INFORMATION**

**Sq. Footage:** 1405 Main floor Sq. Ft.

**Lot Size:** 111.89' x 112'

**Age:** Built in 1994

**Roof:** Asphalt

**Exterior Finish:** Vinyl

**Windows:** Gerkin glider/crank out

**Garage:** Attached (x) Detached ( ) 24' x 32'

**Heat Type:** F/A    Fuel: Electric

**A/C:** Central (x) Window ( )

**Water Heater:** Electric 38 gal, New Oct. 2009

**Taxes:** \$2,532/yr

**Cabinets:** Oak

**Woodwork:** Oak

**Fireplace:** NA

**Deck:** Concrete

**Basement Size:** Crawl Space

**Possession:** December 17, 2021

**Special Assessments:**

**Zoning Classification:** Residential

**School District:** Boyden- Hull School

**ROOM DIMENSIONS (Approximates Only)**

Kitchen /Dining- 13' x 21'

Living Rm- 13' x 25'

Main Bath- 5'6" x 9'9"

Southeast Bedroom- 13'x 14', (2) Closet and recessed ceiling

Northeast Bedroom #2- 11' x 13'2"

Laundry- 6' x 6'8"

Family Room- 10' x 13 1/2'

Basement- NA

**AVERAGE UTILITIES** – 24 month average  
\$167/month

**ITEMS TO REMAIN**

(x) Stove ~ Gas ( ) Electric(x)  
(x) Refrigerator  
( ) Dishwasher  
(x) Washer  
(x) Electric Dryer

(x) Water softener – Owned  
(x) Sump pump  
( ) Prop. Tank  
(2) Garage Door Opener  
(x) Exhaust Fan  
(x) Drapes/ Carpet

**ITEMS NOT TO REMAIN**

( )  
( )  
( )  
( )

**COMMENTS:** Open House Dates are Friday, November 5, 2021, from 4-6PM & Saturday, November 6, 2021, from 3-5PM. The Auction will close on Thursday, November 18, 2021, at 6PM.

*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 - 3<sup>rd</sup> St. NE, Sioux Center, Iowa 51250*



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