



BEYER
AUCTION & REALTY

16 3rd Street NE
Sioux Center, IA 51250

Del Beyer, Broker/Auctioneer

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OWNER: Brian Moeller

ADDRESS: 709 2nd Ave., Alton, IA 51003

ROOMS	1st Level	2nd Level	Bsmt
Living	x		
Dining	x		
Kitchen	x		
Family	x		
Bedrooms	2		
Baths	1		
Laundry	x		

TYPE OF HOME: Single Story

PRICE: Auction
"Online Only"

GENERAL INFORMATION

Sq. Footage: 954 Main floor Sq. Ft.

Lot Size: 75' x 150'

Age: Built in 1952

Roof: Asphalt- replaced 2018

Exterior Finish: Aluminum

Windows: Double Hung/crank out

Garage: Attached () Detached (x) 24' x 26'

Heat Type: F/A Fuel: Gas

A/C: Central (x) Window ()

Water Heater: Electric

Taxes: \$1,722/yr

Cabinets: Oak

Woodwork: Oak

Fireplace: NA

Deck: 7'x15' wooden

Basement Size: full unfinished

Possession: October 12, 2022

Special Assessments: of Record

Zoning Classification: Residential

School District: MOC Floyd Valley

ROOM DIMENSIONS (Approximates Only)

Kitchen /Dining- 10 ½'x11' & 10'x11 ½'

Living Rm- 12'x23'

Main Bath- 5'x7'

Master Bedroom- 10 ½'x 10 ½'

Bedroom #2- 10'x10 ½'

Laundry- Main floor closet

Basement- full unfinished

AVERAGE UTILITIES – 24 month average
\$167/month

ITEMS TO REMAIN

(x) Stove ~ Gas(x) Electric ()

(x) Refrigerator- 5yr old

(x) Dishwasher

(x) Washer

(x) Electric Dryer

(x) Water softener – Owned

() Sump pump

() Prop. Tank

(2) Garage Door Opener

(x) Exhaust Fan

() Drapes/ Carpet

ITEMS NOT TO REMAIN

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COMMENTS: Open House Dates are Thursday, August 18, 2022, from 5-7PM. The Auction will close on Monday, August 29, 2022, 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 - 3rd St. NE, Sioux Center, Iowa 51250*



www.beyerauctionrealty.com

