

TREIMER REALTY, LLC

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3145 White Ave Hartley, IA

Price: \$250,000
 Taxes: \$1566
 Acreage size: 7.2 acres more or less
 Utilities: \$115 (Barn/House and outbuildings only - House on separate meter)
 Rural Water: Averaged bill (shared between house and barn-house)
 Location: ½ Mile N. of Highway 18



This property has great potential for a RV/Campground with the 17 RV hookups & septic dump for RV's, Bed & Breakfast, Gift Shop, or Antique Shop. It also has a great shop area for welding, woodworking, etc. Or just a great hobby farm!

Barn/House - Totally renovated 2008 includes new metal roof, 2-stage furnace/AC 2009

Ground Floor

Family room	17 ½ X 32	Utility Room	22 ½ X 10 ½
Fruit Room	6 x 10 ½	Garage	24 x 32
Bath room	Stool, sink, shower		

2nd floor – Main living area

Living room	21 x 32	Dining Area	16 ½ x 14
Kitchen	14 x 14	Laundry	8 x 6 ½
Master Bedroom	17 ½ x 15	Master Bath	9 x 15
Walk in closet		Deck	13 ½ x 13 ½

Includes stove, refrigerator, washer & dryer, microwave, stove and 2 wall ovens. Center island has granite top. All lower cabinets have pull out shelves.

3rd Floor

Bedroom	13 x 11 ½	Sitting room/balcony	23 x 14
Bath	9 x 7	Office	18 x 6

Barn/house: all electric – REC discount plan on heating/cooling. Well insulated. N. side of Barn-house is wired for RV hookup and has dump station on W. side of Barn. New septic system for barn-house.

For Gardeners: 5 established flower beds, including rhubarb and asparagus in the garden. Lilacs run along ½ south boundary of the property. An area in W. row of trees is started as a hide-a-way/w hostas and other varieties of perennials started. A new row of oak trees has been started N. of house (south of existing grove). There is a duck pond N. and between shop and poultry house. Lilacs grow on N. side of pond. Deep well used for watering garden.

Tenant house: 3 bedroom, full basement, new roof in 2008, new furnace 2009, new wiring 2007

Machine House 30 x 64 – New Metal roof 2009 – Insulated – Great shop area

Machine Shed 32 x 64 new roof

Shed 12 x 24 – garden shed/poultry house – new roof and siding