MLS #:	4187952	**St:** Active	**Cat:** Residential	**LP:**	$650,000
Area:	63	De Witt Area, Calamus, Wheat	**Type:**	Residential	
Addr:	1607 230TH	STREET	**Address 2:**		
City:	Calamus	IA	**Zip Code:**	52729	
Subd:	N/A		**Cnty:**	Clinton	

	Bsmt	Lower	Main	Upper	Addl	Total
Full Baths:	0		0	1	0	1
3/4 Baths:	1		0	0	0	1
Half Baths:	0		0	0	0	0

# Bedrooms:	3	**Year Built:** 1920	**Mobile**	No	
# Fireplaces:	0	**New Construction:**	**NC Type:**		
Apx Lot Size:	60.5 a MOL		**Apx Acres:**	60.500	

Virtual Tour

Directions: From US Hwy 61, going north take the Hwy. 30 West Exit when you come to Calamus go north on Y44 for

Schedule a Showing

Room Dimensions/Levels:

Living:	12	x 12	Main	Wood	**Mstr Br:**	10	x 13	Upper	Carpet	**Den/Ofc:**		x			**Fin Lwr Lv SqFt:**	
Great:		x			**Bedrm 2:**	10	x 13	Upper	Carpet	**Laundry:**		x	Base...	Other	**Fin Main Lv SqFt:**	876
Family:	12	x 14	Main	Wood	**Bedrm 3:**	8	x 10	Upper	Carpet	**Rec Rm:**		x			**Fin Uppr Lv SqFt:**	676
Fml Din:	13	x 8	Main	Carpet	**Bedrm 4:**		x			**Porch**	10	x 26	Main	Other	**Fin Addtnl SqFt:**	0
Inf Din:	8	x 10	Main	Wood	**Bedrm 5:**		x					x			**Total Fin SqFt:**	1552
Kitchen:	11	x 13	Main	Wood	**Bath/Mst BR:**	No				**Gar:**	24 x 24	**#Cars:**	2		**Finish Bsmt SqFt:**	
															Total Bsmt SqFt:	676

Ann Mand HOA Fee:		**Flood**	No	**AGR:** Y	**Util:** Y	**Elem School:**	Calamus Wheatland
Ann Taxes:	$1,546.00	2016- **Assessed Value:**		**Disclosed Short Sale** N		**Middle School:**	Calamus Wheatland
Exemptions:		**REO:** N	**Parcel ID:**	4003180000 & 5202280100		**High School:**	Calamus Wheatland

Leg... To come from abstract.

Hobby Farmer, Sportsman, Hunter or just looking for your own private getaway this is the property for you! Offering this unique property with everything you could want; timber area, large pond, crop ground, renovated 3 or 4 bedroom home and 40'x96' barn with mancave. Plenty of storage with extra outside buildings. Scenic setting and adjoins 600 acres of Public Hunting Reserve ground. Property can be subdivided if Buyer desires. Many extras with this property! All measurements are approximate and should be verified by Buyers and Buyer's Agent.

Square footage per County Assessor's info/card. Seller will not pay commission on concessions.

Exterior:	Vinyl Siding	**Style:**	2 Story
Roofing:	Composition	**Gar/Park:**	Detached, Guest Parking, Off-Street Parking
Basement:	Full, None	**Fireplace:**	Wood Burning Stove, Family Room
Water/Sewer:	Individual Well, Septic System	**Lot Description:**	Level, Terraced, Wooded, Rolling, Pond
Financing:	Cash, Conventional	**Info. On File:**	None
Heat/Cool:	Propane, Forced Air, Heat Pump, Propane Tank - Owned, Water Heater - Gas, Other Heating/Cooling		
Kitchen/Dining:	Dining Room/Informal		
Appliances:	Dishwasher, Hood/Fan, Range/Oven, Refrigerator, Water Softener - Owned, Washer, Dryer		
Interior Amenities:	Garage Door Opener (s), Utility Sink, Walk-In Closet (s), Wired for High Spd Intrnt		
Exterior Amenities:	Outbuilding(s), Porch		
Addt'l Amenities:		**Assoc. Fee Includes:**	
Showing:	Appointment Required, Call Listing Agent, Combination Box		
Road/Access:	Gravel	**Possession:**	To Be Agreed
Occupied:			

Owner:	Kauffman		**Phone:**	**Also Ref MLS#:**	
LO:	Peoples Company	F05742000/471.012313	Office: 563-659-8185	**Fax:**	563-659-8189
LA:	Charles Green	B04441000	Offic: 563-659-8185	**Appt:**	
LA Email:	chuck@totalrealtyco.com		**Cell:**	563-343-0723	
CLA:		**CLO:**	**Cell:**	**LD:**	11/10/2017
OLA:		**OLO:**	**Cell:**	**XD:**	8/10/2018
Co-op Compensation:	2.00	**Dual/Var:** No	**List Type:**	Exclusive Right to Sell	**K #:**

Original Price:	$650,000	**Selling Agent:**	**Co-Selling**
Sold Price:		**Selling Office:**	**How Sold:**
Closing Date:		**Co-Selling Agent:**	**DOM:** 4
Contract Date:		**Contingent Information:**	**Concessions:**
Sold/Concession Info:			
Sold/Upgrade Info:			

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