

Hawkeye Farm Mgmt & Real Estate



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Located Hwy 5 N of Centerville 4 mi: turn east on 493rd St approx. 1½ mi to 238th Ave. Just S of Iowa's Ocean...Lake Rathbun



THE "AMMONS" FAMILY

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26 acres m/l

Nestled in the Rolling Hills of
Southern Iowa



19304 238th Ave
Centerville IA 52544



Hawkeye Farm
Mgmt & Real Estate

\$298,500



2218 sq. ft. partial berm home built in 1996. 3 car attached garage; 3 bedrooms, 2 full baths, executive office...Open concept!



The oak kitchen has island with eating area...overhead lighting...with all appliances stay...all under 7 years old.

The dining area has French doors that open to the covered, concrete patio that overlooks the immaculate landscaped yard.

Home is heated with a energy efficient heat pump system.

Alliant Energy Electric- \$313/month average- includes 3 separate meters including 220 amp

Rathbun Rural Water



Various species of Walnut & Hickory tree plantings can be seen on the left middle of the top picture.



Land is heavily wooded with mix of many species of oaks, cherry, elm and ash trees.



**ADDITIONAL WETLAND
RESERVE ACRES AVAIL-
ABLE FOR PURCHASE...**



Several fruit trees & bushes are found around the home site. The concord grapes are starting to show the new year crop....as is the peaches on this peach tree.

Taxes:

Approx. \$2876
(2015/16 payable.

(subject to survey)



Superior craftsmanship is visible throughout the home...the great room is surrounded by numerous large windows for maximum sun exposure. The Executive office could be used for a 4th bedroom.





The laundry room includes sink, closet & folding shelf. Whirlpool front load washer (approx. 7 yrs old) and Whirlpool dryer stay with the home. Easy care tile is on the floor.

The large master bedroom suite has a large walk-in closet and a full bath.



There are 2 additional guest bedrooms, carpeted with closets.

There is a second full guest bath across the hallway from the guest bedrooms.

The hallway houses 5 closets including one with pull-out drawers.



The 600 sq. ft. versatile Shed is all concrete with floor drains; a 1 car garage, air conditioning and 1/2 bath. Uses could include small business office/distribution, man cave, hobbies, or even an artist's get-away.

There's plenty of room for agricultural equipment or "Big Boy Toys" in the 36x72 Steel Utility Barn. It has partial concrete with balance of pressed gravel. Two slider doors on each end for easy access & a loft for extra storage shows the well thought-out design.

