



# Freedom Agency

106 South Main St., Monona, IA 52159

(563)539-2015 or visit us at [freedomagencymonona.com](http://freedomagencymonona.com)

Tom Neuhaus, Broker • Jim Moritz, Broker Associate



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**Dalen and Candace Moser**

**6 S. Ross Street**

**Farmersburg, IA 52047**

**Price: \$68,000.00**

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**Extremely well-kept and improved 2-story home located in Farmersburg. Home features 3-4 bedrooms, full walk-up attic, beautiful hardwood flooring, extra wide hard southern pine woodwork, newer replacement windows, central air, full basement, remodeled bath, large 3 car detached garage, plus much more. Lots of house for the money.**

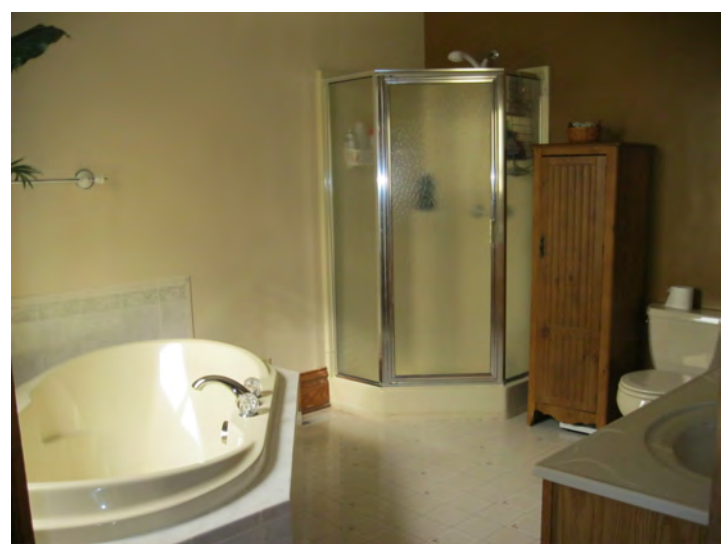


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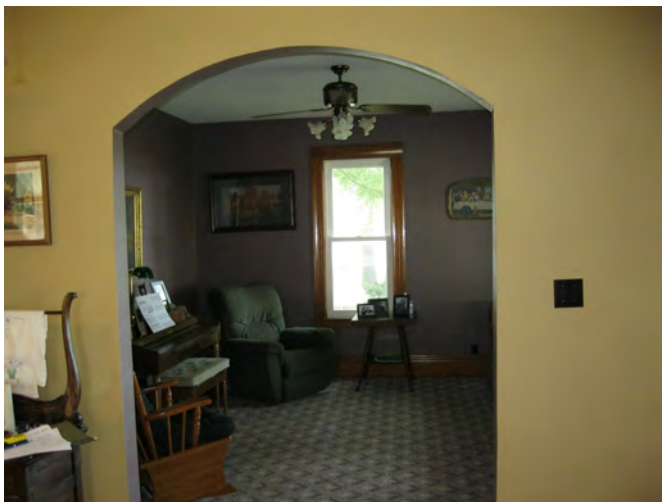


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# FREEDOM AGENCY

P. O. BOX 607, 106 S. MAIN STREET, MONONA, IOWA 52159

**Sellers:** Dalen C. & Candace L. Moser **Listing Price** \$68,000  
**Property Address:** 6 S. Ross St  
 Farmersburg, IA 52047

**Type of Property:** Residential

<u>Property Description:</u>		<u>Other Information</u>	
Size of Lot:	66' x 148'	School District:	MFL MarMac Schools
Type of Home	2 story frame	Street/Road Surface:	Concrete/Asphalt
House (Ground Sq. Ft.)	888 sq ft	Driveway Surface:	Asphalt
House(Living Area):	1,616 sq ft	Property Taxes-Gross:	\$1,264.58
Age of Residence:	1923	Property Taxes-Net:	\$1,088.00
Age/Type of Siding:	Aluminim	Assessed Valuation:	\$66,055
Age/Type of Roof:	Asphalt		
Windows:	Replacement-most	<b>Rooms/Approx Size:</b>	
Basement/Walls:	Hollow tile walls	<b>1st Floor</b>	
Type of Garage:	Detached		
Size of Garage:	32' x 30'		
Size of Deck:	none	Laundry	10.8' x 8.4'
Size of Porch	60 sq	Livingroom	13.8' x 13.2'
<b>Utilities/Appliances</b>		Kitchen/Diningroom	20.8' x 13.2'
Age/Type of Furnace:	Rheem	Bathroom-full	11.11' x 10.4'
Est. Annual Heating Cost:	12 month avg: \$57.00	Bathroom-half	6' x 5.5'
Age/Type Water Htr.	AO Smith, 40 gallon, gas		
Age/Type Water Soft.:	Owned		
Sump Pumps:	None		
Fireplaces:	None	<b>2nd Floor</b>	
Wiring/Elec. Service:	100 amp breaker		
Est. Annual Elec. Cost:	12 month avg: \$75.00	Bedroom	17.7' x 11.7'
Water:	City	Bedroom	10.5' x 10.3'
Septic:	City	Bedroom	10.3' x 13.9'
		Bedroom	13.5' x 11.7'
Air Conditioning:	Central		
Garbage Disposal:	yes	Full Basement	yes

Information herein is believed to be accurate, but is not warranted. We assume no liability for errors.