

# NEW LISTING

## 4.5 acres on three flat lots

*Excellent access to IA Hwy 141 and Guthrie County road N70*



- 40x80 heated shop with attached living quarters built in 2004
- Standard 110v and 220v electrical to shop with optional 3 phase power available
- 42x64 concrete block building with new roof
- Several new outbuildings with water services and new fencing
- City water and sewer services
- Will consider subdividing concrete block building and parking area along Hwy 141

## Community Insurance and Real Estate



110 5th Ave., Coon Rapids • Tel. 712-999-2288

Chris Eddy 712-999-2288 • John Hyland 712-830-1127



**Craig Fiscus  
100 Justice Road  
Bayard, IA 50029**

**ASKING \$200,000**

**Total 4.5 acres on 3 parcels. Flat lots with excellent access to IA Hwy 141 and Guthrie County road N70 (Justice Rd). Will consider subdividing concrete block building and parking area along Hwy 141.**

**MAIN SHOP**

- 40x80
- Built in 2004
- Steel frame construction with metal siding and roof
- Insulated w/ 2" hard foam
- Heated concrete floor slab w/ 250,000 BTU boiler (boiler fuel can be wood or gas)
- Standard 110v & 220v power in shop
- 3 phase electrical service provided to shop building
- Includes wood storage racks in shop

**LIVING QUARTERS**

- 30x40
- Built in 2004
- Wood frame construction with metal siding and roof
- Insulated w/ 2" hard foam and 8" blown-in cellulose
- 25x40 canopy in front
- Central air and heat
- Wood stove as secondary heat source

**CONCRETE BLOCK BUILDING**

- 42x64
- Built in 1950
- New metal roof in 2015
- Old standard station. Includes auto service bay.

**OUTBUILDINGS**

- 92X40 pole building, built 1970
- 16x12 loafing shed, built 2010
- 16x24 loafing shed, built 2012
- 56x24 loafing shed, built 2015
- Five new livestock watering tanks in 2016
- Four new water hydrants in 2016

- \* Electrical service provided by Alliant Energy
- \* Gas service provided by Mid American Energy
- \* Water and sewer services provided by City of Bayard