

◇ 45.5 ACRES M/L
CROP: 8.43 (CUSTOM FARMED FOR SELLER BY NEIGHBOR)
CRP 1.64 (CONTRACT ENDS 9/26)
TIMBER 14.56 (FOREST RESERVE)
GRASS 19.83
DRIVEWAY 1.04

1441 BAKER AVENUE
WEST BRANCH, IOWA 52358

Information

- ◇ 65 PLANTED TREES, FLOWERBEDS & WILDFLOWERS (2 BEAUTIFUL STREAMS ON PROPERTY)
- ◇ HOUSE AND SHOP EACH HAVE THEIR OWN WELL AND SEPTIC SYSTEM.
(WELL WATER TEST RESULTS ARE SATISFACTORY.)
- ◇ 2 GENERATORS (15 kW STANDBY GENERATOR INSTALLED 2010 RUNS ENTIRE SHOP, 50 kW STANDBY GENERATOR INSTALLED 2015 RUNS ENTIRE HOME.) BOTH GENERATORS SERVICED ANNUALLY BY POWER SERVICES COMPANY, MENDON IL (217)-696-2536.
- ◇ HOUSE HVAC - 2 FURNACES (1 ABOVE KITCHEN, AND 1 IN BASEMENT.), 2 A/C CONDENSERS. BOTH HEATING AND COOLING DUAL ZONED. HVAC SERVICED ANNUALLY BY ALBAUGH PHC, TIPTON, IA.
- ◇ 7200 SQ FT MORTON BLDG. BUILT IN 2009. 2700 SQ FT HEATED GARAGE, 3600 SQ FT STORAGE AREA, 900 SQ FT LOFT LOCATED ABOVE THE STUDIO APARTMENT. BEAUTIFUL POLISHED CONCRETE FLOORS IN THE HEATED GARAGE AND STORAGE AREA.
- ◇ 900 SQ FT STUDIO APARTMENT IN MORTON BLDG., WITH FULL HVAC, 1 BEDROOM, 1.5 BATHROOMS, LIVING ROOM, KITCHEN AND DINING AREA, ALL APPLIANCES STAY INCLUDING WASHER AND DRYER.
- ◇ ALL ELECTRICAL POWER, CABLE AND FIBER OPTICS ARE RUN UNDERGROUND FROM BAKER AVENUE (DIRECT TV VIA INTERNET) (LIBERTY COMMUNICATIONS IS HIGH SPEED INTERNET AND LANDLINE PROVIDER).
- ◇ ASPHALT DRIVEWAY AND CONCRETE PARKING AREAS.
- ◇ SECURITY SYSTEM INCLUDES 10 CAMERAS. HOUSE AND SHOP BOTH HAVE SECURITY ALARM SYSTEMS. (RAC SECURITY SYSTEMS - (319) 631-0567, LOCAL COMPANY.
- ◇ HOUSE LAWN HAS IN-GROUND SPRINKER SYSTEM IN FRONT, BACK AND NORTH LAWNS OF PROPERTY.
- ◇ FARM AND SHOP EQUIPMENT ARE NEGOTIABLE.
- ◇ SOME PERSONAL ITEMS IN HOUSE AND STUDIO APARTMENT ARE NEGOTIABLE.

MOST RECENT IMPROVEMENTS TO HOME: NEW 2024: WASHER, DISHWASHER, MICROWAVE AND DISPOSAL, A/C CONDENSER. NEW 2026: (2) CEILING FANS IN 3 SEASONS PORCH. NEW 2026, ASPHALT DRIVEWAY SEAL COATED.

INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.