



## 3022 250th St. Villisca, IA 50864

LOCATION, LOCATION, LOCATION! Gorgeous acreage in Montgomery County, 1.5 miles Northwest of Villisca on the paved road going from Villisca to Stanton, IA. Home is located just 1 mile west of the Villisca Country Club golf course. Newly remodeled in 2020, this beautiful 2 bedroom, 2 bath, 1,184 square feet ranch style home with a 30'x36'x10' insulated shop will go fast! Home sits on 1.78 acres with a perfect view of the West Nodaway River. Remodeled living room and Kitchen includes new carpet and vinyl flooring, eye catching new custom cabinets with new counter-tops. Just off the kitchen you will find the main floor laundry and large mudroom all right next to the insulated attached 2-car garage! Home also has new plumbing, drywall, insulation, & electrical. 3 windows were also new in 2020. The insulated shop was built in 2014 and sits on a concrete pad. Utilities to the acreage include Southwest Iowa REC for electric, Aliant Energy for natural gas, & Southwest Regional Water District rural water. A new On-Demand hot water heater was installed in 2019. The septic was updated in 2013. Taxes for 2020 were \$1,310 annually.



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