

$212,500







- 2 BEDROOM
- 1 BATHROOM
- NUMEROUS UPDATES

- WRAP-AROUND PORCH
- DETACHED GARAGE
- BARN
- STORAGE SHED

- 1,060 SQ. FT.
- 1.6 ACRES M/L
- CENTERVILLE SCHOOL DISTRICT
- TAXES $1,668.00

304 MAIN ST. W. | NUMA, IA



LISTING AGENT

Olivia Furlin

Realtor • Licensed in IA • olivia@hometownonline.com

641-895-3288

call for your private showing









Located in Numa, Iowa, this 2-bedroom, 1-bath home sits on 1.6 m/l acres and offers plenty of additional space both inside and out. The home features wood flooring throughout, main-floor laundry, and an unfinished basement with additional storage. Outside, you'll find a detached garage, barn with concrete floors and electricity, a storage shed, and a wraparound porch.

Several updates have been completed, including a new garage roof in 2022, new siding and a metal roof on the home in 2023, and a new barn roof in 2023. The septic system was replaced in 2022, and new central heating and air units were installed in 2026. A brand-new water heater, not yet installed, will stay with the property. With over an acre of land, multiple outbuildings, and several major improvements already completed, this property has plenty to offer!

MLS# 6344478

Hometown Realty

641-437-1060

315 E. Maple St., Centerville, IA 52544
2121 Washington, Unionville, MO 63565
Licensed in IA & MO
www.HometownOnline.com

All information contained herein, while believed to be accurate, is neither deemed precise nor guaranteed.

304 Main Street W **Unit #** **Numa IA 52544** **County: Appanoose** Type:

Status: **Active** Contingency **N** List Price: **$212,500** Sold Price: OLP: **$212,500**

Seller Contribution:





Map Page: Map Coordinate:

Directions located on Hwy J46

Property Subtype	**Single Family**
Style	**Ranch**
Construction Status	
Foundation Size	**962**
Above Grd Total SqFt	**1,060**
Basement Finished SqFt	
Basement Total SqFt	
Total Finished SqFt	**1060**

Year Built	**1954**
Bedrooms	**2**
Baths Total	**1**
Garage Stalls	**1.00**
Acres	**1.642**
Lot Size Dimensions	**1.642 acres m/l**
Fire #	

TAX INFORMATION

Property ID #	**40007100242000**
	0
Property ID #2	**40007100241000**
	0
Multiple PIDs?	**Yes**
Tax Year	**2025**
Gross Taxes	**$1,668**
Net Taxes	**$1,668**
Assessed Valuation	
Tax With Assessments	

List Date	**11/11/2026**
Input Date	**11/11/2026 10:34 AM**
Off Market Date	
Date Closed	

Days On Market	**0**
NS Days On Market Cumulative	

General Property Information

Legal Desc	**full legal to come from abstract.**
County	**Appanoose**
School District Full	**1071 - Centerville**
Section #	
Township #	
Range #	
Rental License?	
Manufactured Home	**No**
Complex/Dev/Sub	
Road Frontage	**County Road, Paved Streets**
Zoning	**Residential-Single Family**
Accessible	**No Stairs Internal**

Assoc Mgmt Co. Name	
Assoc Mgmt Co. Phone #	
Association Fee	
Association Fee Frequency	
Common Wall	
Power Company	

Lake/Waterfront Information

Lake Name	Lake Acres	Waterfront Frontage
Lake/Waterfront Name		Lake Depth
Road Between Waterfront And Home?		Elevation Highpoint to Waterfront Feet

Remarks

Located in Numa, Iowa, this 2-bedroom, 1-bath home sits on 1.6 m/l acres and offers plenty of additional space both inside and out. The home features wood flooring throughout, main-floor laundry, and an unfinished basement with additional storage. Outside, you'll find a detached garage, barn with concrete floors and electricity, a storage shed, and a wraparound porch. Several updates have been completed, including a new garage roof in 2022, new siding and a metal roof on the home in 2023, and a new barn roof in 2023. The septic system was replaced in 2022, and new central heating and air units were installed in 2026. A brand-new water heater, not yet installed, will stay with the property. With over an acre of land, multiple outbuildings, and several major improvements already completed, this property has plenty to offer! Call today!

Information deemed reliable, but not guaranteed.

304 Main Street W **Numa IA 52544** Type:

Structure Information

Room	Level	Dimen
Living Room		
Dining Room		
Family Room		
Kitchen		
Bedroom 1		
Bedroom 2		
Bedroom 3		
Bedroom 4		

Other Rooms	Level	Dimen

Bathrooms: Total: **1** Full: **0**
3/4: **1** 1/2: **0** 1/4: **0**

Heating	**Forced Air**
Fuel	**Propane**
Air Conditioning	**Central**
Water	**Rural/Municipality**
Sewer	**Septic System**
Garage Stalls	**1.00**
Parking Characteristics	**Detached Garage, Driveway - Gravel**
Garage Stall #	

Bath Description	**Main Floor 3/4 Bath**
Fireplaces	**0**
Appliances	**Range, Dishwasher, Refrigerator, Washer, Dryer, Electric Water Heater**
Basement	**Partial, Unfinished**

Exterior	**Wood**
Roof	**Age 8 Years or Less, Metal**
Special Search	**Main Floor Laundry, Main Floor Bedroom, All Living Fac on 1 Level**

Auction

Auction YN	**No**	Auction Type	
Auctioneer License		Is Buyers Premium	

Financial

Sale Mortgage Informaton

Financing Terms
Seller Contribution

In Foreclosure	**Not disclosed**
Lender Owned	**Not disclosed**
Potential Short Sale	**Not disclosed**
Agent Owner	**No**

Additional Photos



Presented By

Hometown Realty

315 E Maple
Centerville IA 52544
641-437-1060

Information deemed reliable, but not guaranteed.

304 Main St. W., Numa

Iowa, AC +/-



Boundary

The information contained herein was obtained from sources deemed to be reliable.
Land id® Services makes no warranties or guarantees as to the completeness or accuracy thereof.

SELLER DISCLOSURE OF PROPERTY CONDITION (BASIC)

(To be delivered prior to buyer making Offer to Buy Real Estate)

Property Address: 304 Main St. W., Numa, IA, 52544

Property Owner (Seller – please print per title): Michael Mathes

Purpose of Disclosure: Completion of this form is required under Iowa law which mandates Seller disclose condition and information about the property, unless the property is exempt.

Instructions to the Seller: (1) Complete this form yourself. (2) Report known conditions materially affecting the property and utilize ordinary care in obtaining the information. (3) Provide information in good faith and make a reasonable effort to ascertain the required information. (4) Additional pages or reports may be attached. (5) If some items do not apply to your property, write "NA" (not applicable). (6) All approximations must be identified "AP". If you do not know the facts, write or check UNKNOWN. (7) Keep a copy of this statement.

Exempt Properties: Properties exempted from the Seller's disclosure requirement include (IA Code 558A): Bare ground; property containing 5 or more dwellings units; court ordered transfers; transfers by a power of attorney; foreclosures; lenders selling foreclosed properties; transfers by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust. This exemption shall not apply to a transfer of real estate in which the fiduciary is a living natural person and was an occupant in possession of the real estate at any time within the twelve consecutive months immediately preceding the date of transfer; between joint tenants, or tenants in common; to or from any governmental division; quit claim deeds; intra family transfers; between divorcing spouses; commercial or agricultural property which has no dwellings. Seller(s) certifies that the property is exempt from the requirement(s) of Iowa Code 558A because one of the above exemptions apply.

☐ Property is exempt because one or more of the above exemptions apply. (If exempt -**STOP HERE**- skip to signature line)

Seller's Disclosure Statement: Seller discloses the following information regarding the property and certifies this information is true and accurate to the best of my/our knowledge as of the date signed. Seller authorizes Agent to provide a copy of this statement to any person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. This statement shall not be a warranty of any kind by Seller or Seller's Agent and shall not be intended as a substitute for any inspection or warranty the purchaser may wish to obtain. The following are representations made by Seller and are not the representations of Agent.

I. Property Conditions, Improvements and Additional Information:

1. **Basement/Foundation:** Has there been known water or other problems? Yes☒ No☐ Unknown☐ If yes, please explain: During heavy rain there is water seepage
2. **Roof:** Any known problems? Yes☐ No☒ Unknown☐ Type Metal Unknown☐ Date of repairs/replacement 2023 Unknown☐ Describe:
3. **Well and pump:** Any known problems? Yes☐ No☒ Unknown☐ Type of well (depth/diameter), age and date of repair: N/A Has the water been tested? Yes☐ No☐ Unknown☐ If yes, date of last report/results:
4. **Septic tanks/drain fields:** Any known problems? Yes☐ No☒ Unknown☐ Location of tank between house and garage Unknown☒ Age 4yr Unknown☐ / Date tank last inspected 11/19/2025 Unknown☐
5. **Sewer:** Any known problems? Yes☐ No☒ Any known repairs/replacement? Yes☐ No☐ Date of repairs N/A
6. **Heating system(s):** Any known problems? Yes☐ No☒ Any known repairs/replacement? Yes☒ No☐ Date of repairs New heater + A/C in 2026
7. **Central Cooling system(s):** Any known problems? Yes☐ No☒ Any known repairs/replacement? Yes☒ No☐ Date of repairs New in 2026
8. **Plumbing system(s):** Any known problems? Yes☐ No☒ Any known repairs/replacement? Yes☐ No☒ Date of repairs
9. Are there currently, or have there ever been, any lead service lines present? Yes☐ No☐ Unknown☒ If yes, please provide more information
10. **Electrical system(s):** Any known problems? Yes☐ No☒ Any known repairs/replacement? Yes☐ No☒ Date of repairs

Buyer initials _____ _____ **Seller initials** MM _____

11. **Pest Infestation:** (wood-destroying insects, bats, snakes, rodents, destructive/troublesome animals, etc.) Any known problems? Yes ☐ No ☒ Unknown ☐ Date of treatment _____ Previous Infestation/Structural Damage? Yes ☐ No ☒ Date of repairs _____
12. **Asbestos:** Is asbestos present in any form in the property? Yes ☐ No ☐ Unknown ☒ If yes, explain:

_____

_____

13. **Radon:** Any known tests for the presence of radon gas? Yes ☐ No ☒ If yes, who tested? _____ Test results? _____ Date of last report _____ Seller Agrees to release any testing results. **If not,** Check here ☐
14. **Lead Based Paint:** Known to be present or has the property been tested for the presence of lead based paint? Yes ☐ No ☐ Unknown ☒ If yes, what were the test results? _____

_____

15. **Any known** encroachments, easements, "common areas" (facilities like pools, tennis courts, walkways or other areas co-owned with others), zoning matters, nonconforming uses, or a Homeowners Association which has any authority over the property? Yes ☒ No ☐ Unknown ☐ Rathbun Regional Water Association
16. Features of the property known to be shared in common with adjoining landowners, such as walls, fences, roads and driveways whose use or maintenance responsibility may have an effect on the property? Yes ☐ No ☐ Unknown ☐
17. **Structural Damage:** Any known structural damage? Yes ☐ No ☒ Unknown ☐
18. **Physical Problems:** Any known settling, flooding, drainage or grading problems? Yes ☐ No ☒ Unknown ☐
19. **Is the property located in a flood plain?** Yes ☐ No ☒ Unknown ☐ If yes, flood plain designation _____
20. **Do you know the zoning classification of this property?** Yes ☐ No ☐ Unknown ☒ What is the zoning? _____
21. **Covenants:** Is the property subject to restrictive covenants? Yes ☐ No ☒ Unknown ☐ If yes attach a copy **OR** state where a true, current copy of the covenants can be obtained: _____
22. **Has there been "major" structural remodeling?** Yes ☐ No ☒ If yes, please explain: _____

You MUST explain any "Yes" responses above (Attach additional sheets if Necessary):

_____

_____

_____

_____

Seller has owned the property since 11/25/25 (2025) (date). Seller has indicated above the history and condition of all the items based solely on the information known or reasonably available to the Seller(s). If any changes occur in the structural/mechanical/appliance systems of this property from the date of this form to the date of closing, Seller will immediately disclose the changes to Buyer. In no event shall the parties hold Broker liable for any representations not directly made by Broker or Broker's affiliated licensees (brokers and salespersons). **Seller hereby acknowledges Seller has retained a copy of this statement. The Agent has no independent knowledge of the condition of the property except that which is written on this form. Seller advises Buyer to obtain independent inspections relevant to Buyer.**

Seller acknowledges requirement that Buyer be provided with the "Iowa Radon Home-Buyers and Sellers Fact Sheet", prepared by the Iowa Department of Public Health.

Seller _____ Seller _____ Date 11/9/26

Buyer hereby acknowledges receipt of a copy of this statement. This statement is not intended to be a warranty or to substitute for any inspection the buyer(s) may wish to obtain.

Buyer acknowledges receipt of the "Iowa Radon Home-Buyers and Sellers Fact Sheet" prepared by the Iowa Department of Public Health.

Buyer _____ Buyer _____ Date _____

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Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Address: 304 Main St. W., Numa, IA, 52544

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (initial (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing. Describe what is known:

_____

(ii) MM Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (initial (i) or (ii) below):

(i) _____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing. List documents below:

_____

(ii) MM Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment

(c) Purchaser has (initial (i) or (ii) below):

(i) _____ received copies of all records and reports pertaining to lead-based paint and/ or lead-based paint hazards in the housing listed above.

(ii) _____ not received any records and reports regarding lead-based paint and/ or lead-based paint hazards in the housing.

(d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home (initial).*

(e) Purchaser has (initial (i) or (ii) below):

(i) _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) _____waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial or enter N/A if not applicable)
(f) CF Seller's Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.
(g) _____ Purchaser's Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.[1]

Certification of Accuracy
The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

[signature] 11/9/25			
Seller	Date	Purchaser	Date
Seller	Date	Purchaser	Date
Olivia Furlin 11/9/25			
Seller's Agent	Date	Purchaser's Agent[1]	Date

Paperwork Reduction Act
This collection of information is approved by OMB under the Paperwork Reduction Act, 44 U.S.C. 3501 et seq. (OMB Control No. 2070-0151). Responses to this collection of information are mandatory (40 CFR 745). An agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a currently valid OMB control number. The public reporting and record keeping burden for this collection of information is estimated to be 0.12 hours per response. Send comments on the Agency's need for this information, the accuracy of the provided burden estimates and any suggested methods for minimizing respondent burden to the Regulatory Support Division Director, U.S. Environmental Protection Agency (2821T), 1200 Pennsylvania Ave., NW, Washington, D.C. 20460. Include the OMB control number in any correspondence. Do not send the completed form to this address."

[1] Only required if the purchaser's agent receives compensation from the seller.