

3 Bedroom Shouse on 7 Acres in Lee County
2655 130th Avenue
Farmington, IA 52626

\$475,000
7.04± Acres
Lee County



3 Bedroom Shouse on 7 Acres in Lee County Farmington, IA / Lee County

SUMMARY

Address

2655 130th Avenue null

City, State Zip

Farmington, IA 52626

County

Lee County

Type

Residential Property, Hunting Land

Latitude / Longitude

40.576133 / -91.659327

Taxes (Annually)

\$90

Dwelling Square Feet

1,968

Bedrooms / Bathrooms

3 / 2

Acreage

7.04

Price

\$475,000



3 Bedroom Shouse on 7 Acres in Lee County Farmington, IA / Lee County

PROPERTY DESCRIPTION

Welcome to your dream country escape! Built in 2022, this stunning shop house sits on 7.04 acres and delivers the perfect mix of modern living and wide-open space.

Inside, you'll love the 1.5-story open-concept layout featuring spacious living areas, 2 full bathrooms, and in-floor heat for year-round comfort and efficiency.

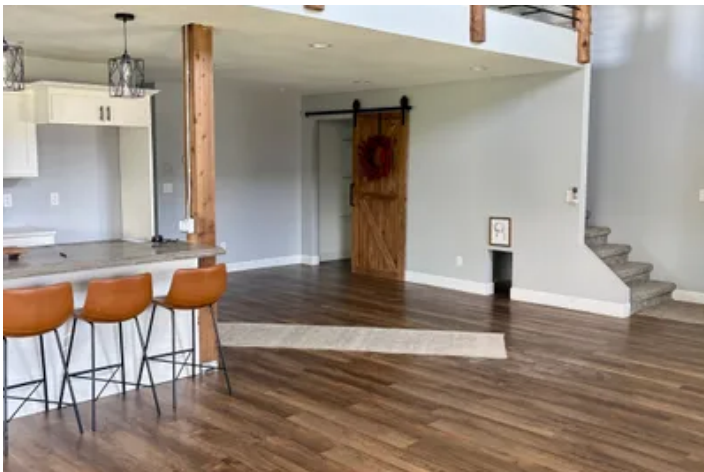
The attached garage offers a large, versatile space with plumbing already in place for an additional bathroom-ideal for future expansion or customization.

Step outside and take it all in-your own pond, an above-ground pool for summer days, and plenty of room to roam. The detached shop with a cooler adds incredible value, whether you're looking for workspace, storage, or business potential. A storage shed rounds out the property for added convenience.

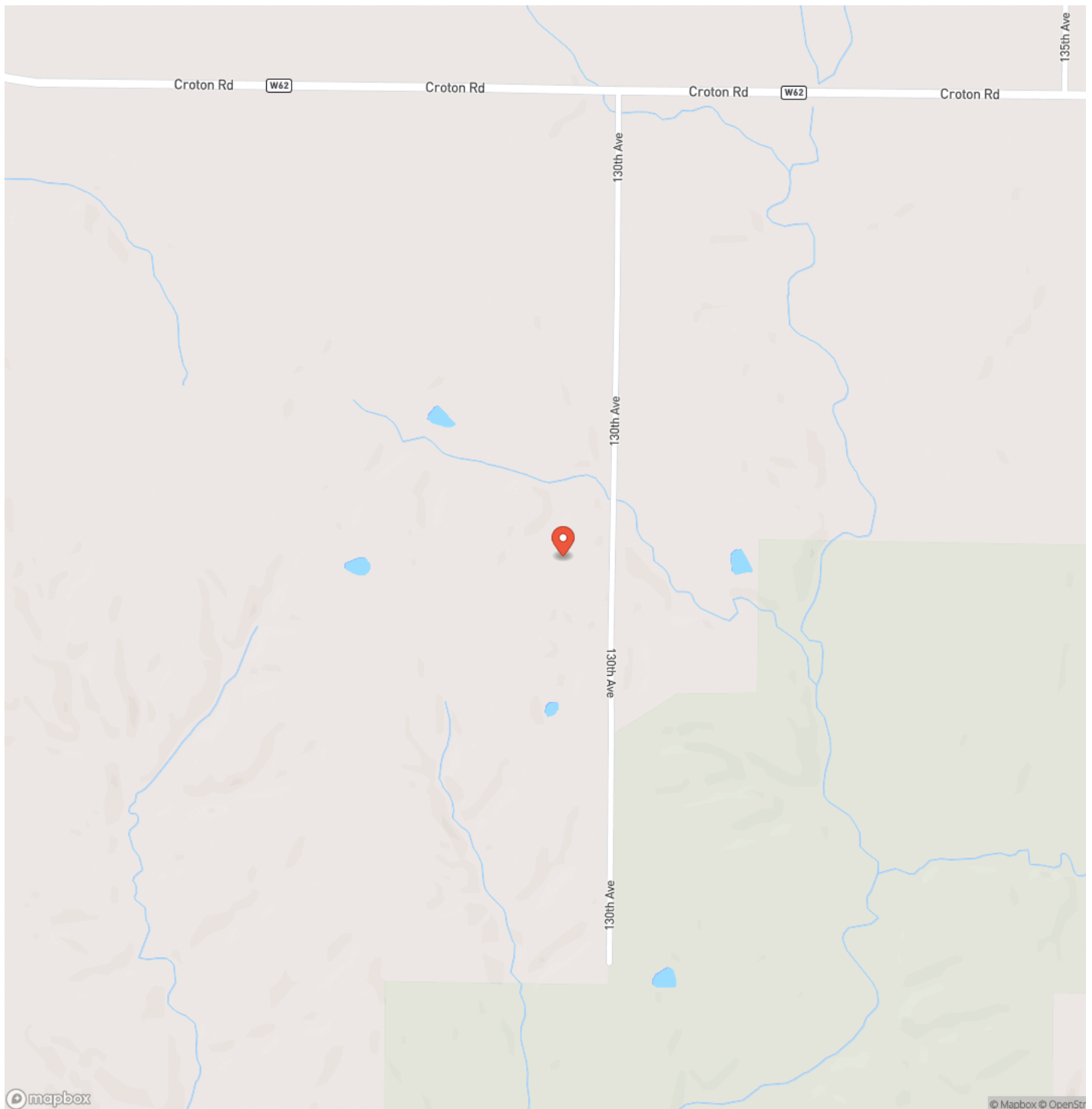
With just a few finishing touches left, this property is a rare opportunity to step into a nearly new build and make it your own without starting from scratch.

Acreage. Space. Opportunity. This one is ready for you.

**3 Bedroom Shouse on 7 Acres in Lee County
Farmington, IA / Lee County**

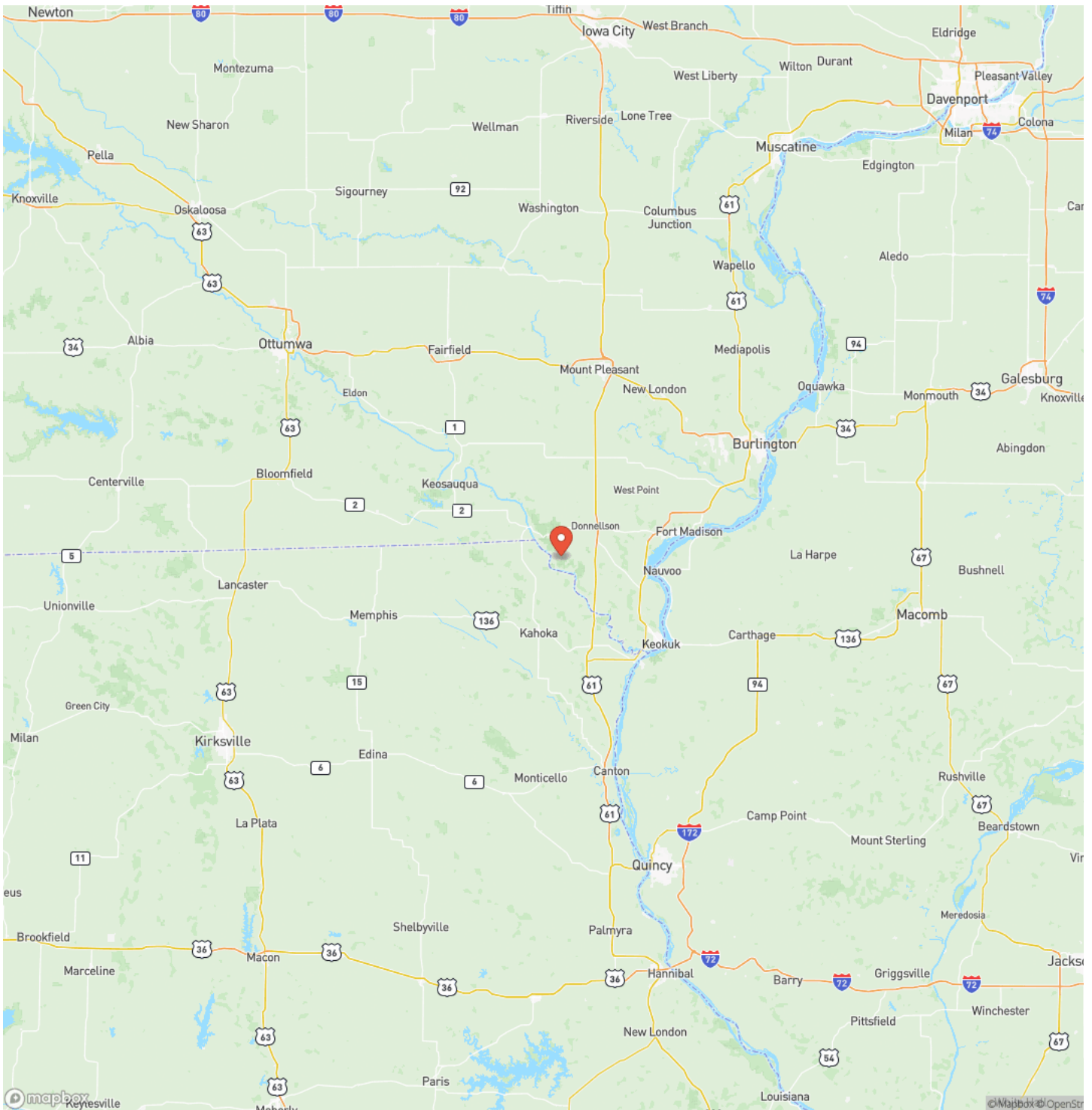


Locator Map



**3 Bedroom Shouse on 7 Acres in Lee County
Farmington, IA / Lee County**

Locator Map



Satellite Map



3 Bedroom Shouse on 7 Acres in Lee County Farmington, IA / Lee County

LISTING REPRESENTATIVE

For more information contact:



Representative

Bonnie Corry

Mobile

(319) 288-0766

Office

(319) 293-2575

Email

bccorby@mossyoakproperties.com

Address

17263 Hwy 2

City / State / Zip

Cantril, IA 52542

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

[illegible]

<https://mossyoakproperties.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties Boley Real Estate
17263 Highway 2
Cantril, IA 52542
(319) 293-2575
<https://mossyoakproperties.com/>
