

TIMED ONLINE

APPANOOSE COUNTY, IOWA

Real Estate Auction

Sundown Lake in Moravia, Iowa

CLOSES: WEDNESDAY, JULY 14, 2021 AT 10AM

Auctioneer's Note: The Hamilton family will be relocating out of state. This presents a great opportunity to purchase their newly remodeled home and acreage, as well as a building lot with boat slip on beautiful Sundown Lake.

TRACT 1 – THREE BEDROOM HOME ON 10 ACRES M/L

(Subject to final survey)

Located 7 miles southeast of Moravia on Highway J3T to 29732 Highway J3T.

- Ranch style home w/ 1,280 sq.ft. of living space on the main level, built in 1980
- Recently updated kitchen w/ dining area w/ sliding door to the deck offering beautiful views of Sundown Lake
- Large family room in walk-out basement w/ small kitchenette
- Attached 24'x24' two car garage
- 36'x48' pole frame building w/ gravel/dirt floor, electric & water hydrant
- Fenced lot with (2) waterers, balance being pasture/hay ground

TRACT 2 – LAKE VIEW LOT WITH BOAT SLIP AT THE COVES OF SUNDOWN LAKE

Located 7 miles southeast of Moravia on Highway J3T, then turn West at Entrance B, proceed West on North Point Court, then North on Deep Water Court. Assessor address is 29402 West View Drive.

- This lake view lot offers beautiful sunset views of Sundown Lake
- This lot comes w/ a boat split usage rights to the private Sundown Lake, located just south of Entrance B
- Spacious lot with 2.63 Acres M/L
- Lot 27 has frontage on West View Drive & Deep Water Court
- Water & electricity is in the subdivision

OPEN HOUSE: WEDNESDAY, JUNE 30TH, 10-11AM

RYAN C. & ELLIE J. HAMILTON

Garret Hlubek Dozark – Attorney for Seller

Contact Terry Hoenig of Steffes Group, 641.423.1947 or 319.470.7120

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