

# BOLEY REAL ESTATE

Albia- 641-932-1234  
boleyrealestate.com

## 3BR/2BA Home & 10 acres for sale in rural Batavia, IA

**Address:** 1785 US Hwy 34, Batavia, IA



(cell)

**MOPLS ID:** 20941

**Price:** \$329,999

**Acres:** 10

**Finished Sq. Ft.:** 1728

**School:** Cardinal

**County:** Wapello

**Bedrooms:** 3

**Bathrooms:** 2

**Residential**

**House With Acreage**

**Garage**

**Basement**

Location, location, location beautiful 3BR/2BA home with 10 acres for sale right off of Hwy 34. Excellent location between Ottumwa and Fairfield off of a hard surface road. A spacious brick home, large bedrooms, open concept, backup generator are just a few perks that this home has to offer. 24x32 attached garage and 40x80 machine shed with concrete floors allow for ample storage. High-quality soil with a CSR2 soil rating of 70.9. Roughly 8.6 acres are cash rented @ 230 per acre totaling 1978.00 per year in total income. Schedule your showing today before this awesome rural acreage is sold!

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