

# BOLEY

## REAL ESTATE

Albia- 641-932-1234  
boleyrealestate.com

3BR/2BA Home in Batavia, IA on 5+/- acres

Address: 1302 4th St, Batavia, IA



(cell)

**Price:** \$239,000

**Acres:** 5

**Finished Sq. Ft.:** 2276

**School:** Cardinal

**County:** Jefferson

**Bedrooms:** 3

**Bathrooms:** 2

**Residential**

**House With Acreage**

**Garage**

Affordable rural property situated right on a hard surface road just outside of Batavia, IA. If you are looking for a rural property with all the amenities this extremely well-kept 3BR/2BA home with 5 acres might just be for you. Property features several outbuildings, one which is 936 Sq.ft with concrete floors and is heated/cooled. A creek runs through the north side of the property that has a bridge allowing you to access both sides of the land by foot or atv. Inside the home has a large mudroom with tile floors and a traditional fireplace. Large kitchen with plenty of storage and an additional pellet stove. First floor consist of 1BR, laundry room and a traditional living space. Both bathrooms have been remodeled and have heated floors. This is country living at its finest, give this exceptionally well-maintained home a look before it is SOLD.



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