

BOLEY

REAL ESTATE

Albia- 641-932-1234
boleyrealestate.com

4 bed/2.5 bath Acreage (11.3 Acres) For Sale in Ottumwa, IA!

Address: 463 E Rochester St, Ottumwa, Iowa



Tyler Boley

(641) 799-7837(cell)
tyler@boleyrealestate.com

Price: \$525,000

Acres: 11.3

Gross Taxes: 6,637.61

School: Eisenhower/ Ottumwa
Community School District

County: Wapello

Bedrooms: 4

Bathrooms: 2

House With Acreage

Garage

Basement

Charming Country Retreat on 11.3 +/- Acres – Just Inside City Limits

Welcome to your dream country escape with all the benefits of city proximity! This beautifully updated 4-bedroom, 3-bathroom home with a 2 car garage, sits on 11.3 picturesque acres full of natural beauty and peaceful charm.

Enjoy a serene country setting surrounded by mature trees, including apple and pear trees, and a vibrant display of wildlife—perfect for nature lovers or those interested in hunting. The property boasts three fully stocked ponds, offering stunning views and year-round enjoyment.

Inside, you'll find modern touches throughout, including renovated bathrooms and a spacious kitchen. The master suite features a luxurious jacuzzi tub, and the home includes two fireplaces—a cozy wood-burning fireplace and a convenient gas option.

For hobbyists or business owners, the impressive 30'x50' shop features 16-foot walls and two 12'x12' overhead doors, providing ample room for projects, vehicles, or storage. Connected is a large barn or shed-style space, complete with a 5'x8' walk-in cooler—ideal for hunters or entertaining.

Upstairs, unwind or host events in the ballroom-style bar area—a rare and versatile bonus space that adds character and charm.

This is a one-of-a-kind property that offers both relaxation and functionality in a beautiful, quiet setting—yet it's conveniently located just within city limits. Don't miss the chance to call this incredible retreat your own!

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