

# BOLEY

## REAL ESTATE

Albia- 641-932-1234  
boleyrealestate.com

## 2 BR/ 1 BA Home for sale on 2 acres in Van Buren County, IA

**Address:** 18260 Jefferson Van Buren St, Birmingham, IA



**Barb Hendricks Boley**  
(641) 777-4872(cell)  
barb@boleyrealestate.com

**Price:** \$99,500

**Acres:** 2

**Tillable Acres:** 1

**Finished Sq. Ft.:** 988

**School:** Van Buren County  
Community School

**County:** Van Buren

**Bedrooms:** 2

**Bathrooms:** 1

**Residential**

**House With Acreage**

**Basement**

This cozy two-bedroom home on two acres in [Van Buren County, Iowa](#), is for sale! The home is complete with appliances and has vinyl siding and a metal roof.

The 2-acre property includes several small outbuildings. The home is being sold "as-is," and the buyer will be responsible for installing a septic system. Please note there is an easement on the driveway that leads to the property to the south.

Due to home being shut up in the hot summer weather, the caretakers have noticed some surface mold appearing. They have not had it tested. Fans & AC are helping.

Let me know if you'd like to schedule a showing or have any questions!



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