

# BOLEY

## REAL ESTATE

Albia- 641-932-1234  
boleyrealestate.com

### Open Concept + 1.5 bath Near Lake Rathbun

Address: 210 Elm St, Rathbun, IA



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**Price:** \$149,000

**Finished Sq. Ft.:** 1280

**Lot Area Sq. Ft.:** 28,000

**Gross Taxes:** \$1,972

**School:** Centerville

**County:** Appanoose

**Bedrooms:** 1

**Bathrooms:** 1

**Residential**

#### **New Listing Near Lake Rathbun – Endless Potential!**

Located just under 3 miles from **Lake Rathbun**, this unique property offers the perfect setup for a weekend getaway, hunting/fishing cabin, short-term rental, or even a future traditional home build-out. Built in **2019**, this **1,280 sq. ft.** building sits on **4 total lots** and is designed for **low-maintenance, worry-free ownership**.

Inside, you'll find an **open-concept layout** ready for beds, entertaining, or your own custom finishing touches, along with **1.5 bathrooms** and a **kitchen area** already in place. The building is equipped with **closed-cell spray foam insulation** for incredible energy efficiency and is **steel lined inside and out**, making for truly **zero-maintenance living**. Lock it up, leave for the week, and come back with no hassle.

Outside, the property is just as functional with a **30-amp camper hookup**, **two driveways** for easy **camper and boat access**, and a **nice front porch** perfect for relaxing after a day on the lake or in the woods. Additional updates include a **new water heater** and **new washer and dryer**.

With **Lake Rathbun** drawing visitors from all over the region for boating, fishing, camping, and recreation, this property also offers **excellent short-term rental income potential**. Add some bunks, a pool table, TVs, or your own getaway touches and create the perfect weekend retreat for family, friends, or guests.

If you're looking for an **efficient, maintenance-free property** in a fantastic location near one of Iowa's top recreation destinations, this one is worth a look!

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