



**1785783**      **Active**      **Single Family**      **Price: \$1,125,000**  
**2425 County Road NN**      **Town**      **Clyde**      **J07**  
**County:** Iowa      **Mailing City:** Avoca  
**Subdivision:** NA      WI 53506

**Bedrooms:** 4      **Est Fin Above Grade SqFt:** 2,100  
**Full Baths:** 2      **Est Fin Below Grd Exp SF:**  
**Half Baths:** 0      **Est Fin Non-Exp SqFt:**  
**Year Built:** 999      Appraiser      **Est Total Finished SqFt:** 2,100      Seller  
**Est. Acres:** 260.0000      Assessor  
**Open House:**

[Schedule a Showing](#)

**Show Date:** [D](#) [H](#) [M](#) [T](#) [W](#) [Th](#) [F](#) [Sa](#) [Su](#)

**Directions:** Hwy 23 North of Dodgeville to left on Hwy 130 to left on Hwy NN

				<b>Baths</b>		<b>School Info</b>
				<b>Full</b>	<b>Half</b>	
<b>Living/Great:</b>	M 25x13	<b>Mstr BedRm:</b>	M 16x14	<b>Laundry:</b>	M	<b>(D)</b> River Valley
<b>Formal Dining:</b>	M 15x15	<b>2nd BedRm:</b>	U 16x16			<b>(E)</b> Call School District
<b>Dining Area:</b>	N	<b>3rd BedRm:</b>	U 15x15			<b>(M)</b> River Valley
<b>Kitchen:</b>	M 15x11	<b>4th BedRm:</b>	U 14x13			<b>(H)</b> River Valley
<b>Family Room:</b>	M 16x15	<b>5th BedRm:</b>				

<b>Lake/River:</b>		<b>Zoning:</b> AG	<b>Builder:</b>	<b>Land Assess:</b> \$ 385,000
<b>Feet WaterFront:</b>		<b>HOA Dues/Yr:</b>	<b>Owner:</b>	<b>Improvements:</b> \$ 108,400
<b>Parcel:</b> 006-0379				<b>Total Assess:</b> \$ 493,400 / 2015
				<b>Net Taxes:</b> \$ 8,892 / 2015

<b>Type</b>	2 story	<b>Fuel</b>	Liquid propane
<b>Architecture</b>	National Folk/Farm	<b>Heating/Cooling</b>	Forced air
<b>Mstr Bedrm Bath</b>	Full	<b>Water/Waste</b>	Well
<b>Dining</b>	Formal, Eat-in kitchen	<b>Driveway</b>	Gravel/Dirt
<b>Kitchen Features</b>	Range/Oven, Refrigerator, Dishwasher	<b>Occupancy</b>	At closing
<b>Fireplace</b>	Free standing STOVE	<b>Waterfront</b>	Pond
<b>Basement</b>	Full	<b>Farm Features</b>	Crop Farm, Outbuilding(s), Machine Shed
<b>Garage</b>	3 car, Detached		
<b>Exterior</b>	Vinyl		
<b>Lot Description</b>	Rural-not in subdivision		

**Interior Features** Wood or sim. wood floor, Walk-in closet(s), Great room, Washer, Dryer, Security system, All window coverings  
**Exterior Features** Screened porch

Amazing Views from this Beautiful Diversified 260+/- Acre Farm. Comes with a Great 4 Bedroom, 2 Bath Farm Home that has been an Outstanding Getaway Retreat for current owner. For the Wildlife Enthusiast, enjoy chasing Big Gobblers and Trophy Whitetail. Around 65 Acres tillable, 70 Acres pasture and remaining 125 acres mature hardwoods. Two barns and several nice outbuildings. Income from crop rent \$7,000 annual. Last time logged was 30 years ago. Small Pond and Beautiful Rock Outcroppings. Large tract like this is hard to find. Home being sold fully furnished. Ready to move in.

Showing line (608) 443-2300

<b>LstAg:</b> Eric Grover      33108-90 <b>CoList:</b>	<b>List Date:</b> 8/30/2016	<b>Expire Date:</b> 8/24/2017
608-444-2900      F608-835-8024	<b>Subagent Comm:</b> 3%	<b>Electronic Consent:</b> Yes
grovere@firstweber.com	<b>BuyerAgent Comm:</b> 3%	<b>Exclusive Agency:</b> No
<b>First Weber Inc</b>	<b>DOM:</b> 11 <b>CDOM:</b> 11	<b>Licensee Interest:</b> No
608-274-7500      Fax #: 608-274-1502	<b>AO Date:</b>	<b>Limited Service:</b> No
2985 Triverton Pike Dr Ste 200	<b>Closing Date:</b>	<b>Multiple Rep:</b> DA
Madison WI 53711-5803	<b>Financing:</b>	<b>Named Exceptions:</b> Yes
<b>Sale Agent:</b>	<b>Sale Factors:</b>	<b>Policy Letter:</b> Yes
	<b>Competing Offers:</b>	<b>Variable Comm:</b> Yes
	<b>Sold Price:</b>	
	<b>Concessions:</b>	

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