

SINGLE FAMILY/ACREAGE AGENT REPORT

MLS #: **202506592** Status: New

Ownership Type: Single Family

DOM: 0 Listing Date: 10/21/2025 Expiration Date: 5/1/2026

Address: 20177 173rd Ave

Unit #:

List Price: \$330,000

Original Price: \$330,000

HBath

0

1

0

FBath

1

0

0

BR

2

1

O

3

Lower

Total

City: Sigourney State: IA Zip: **52591**

County: Keokuk Subdivision: no Owner Name: Baumert, Richard A. and Christine M.

List Agent1: Cassie O'Rourke - cell: 319-430-3133 cassie@grimmrealestate.com

List Broker1: Grimm Company Real Estate - office: 319-664-3000

List Agent2:

Schedule a Showing Assoc Docs: 4 List Broker2:

Condo Level: Builder: Elementary School: Sigourney no # Fireplaces: 1 Zoning: Residential Jr./Middle School: Sigourney Elevators: ot Dimensions: 168 x 204 High School: Sigourney Acreage: 0.78 Virtual Tour:

SqFt Above: 1,164 Virtual Tour Total SqFt: 1164 Size

Garage Size:

Finished SqFt Lower: 0 11 X 12 Prim BR Level: Main # **VBTOS-040450** Living Room Level: Tax ID: Main 12 x 13 Upper Dining Room Level: None Tax Year Report: 2024 Main

12 _X 9 Kitchen Level: Main \$1,658.00 Gross Tax: 17 x 12 Family Room Level: Annual Assoc. Fee: 0

X Year Built: 1940 New Construction: No

Pending Date: Sold Price: Closing Date: Closing Costs: Sales Term: **Buyers Name:**

Selling Agent: Selling Office:

Amenities: None

Appliances: Microwave, Range/Oven, Refrigerator

Interior: Whirlpool **Family Room** Rooms:

Heating/Coolin Ceiling Fans, Propane, Central, Forced Air

Ext Features: Deck

Fees Include:

Stories/Style: 1 Story Basement: Block, Full Construction Materials:Steel, Vinyl Construction: Frame

Kitchen Breakfast: None Laundry: Laundry Room, Basement Carpet, Wood, Laminate Flooring: In Living Room, Masonry, Wood Burning Fireplace

Parking Spaces: 4 or More Cars Parking Type: Detached Garage, Off Street

Smarthome Air Purification/Quality: Smoke Detectors Energy Gen: Water/Sewer: Private Water, Public Water, Private Septic

Lot Description: .5-1 Acre Showing Instructions: Lockbox, ShowingTime

Poss Finance: Cash, Conventional Possession: At Closing

Directions:On Highway 92 west of Sigourney turn north onto 180th Avenue. Turn west on 210th Street, then turn north on 173rd- property will be on the west side of the road.

Remarks: Enjoy peaceful country living in this 3 bedroom, 1 1/2 bath home situated on a beautiful acreage. The property features a detached garage with four large R19 doors, fully heated and insulated, perfect for vehicles, hobbies, or a workshop. You'll also find an additional storage shed with a cement floor for your outdoor equipment. Located on the property is a 120 foot well and a 40 foot well. The home is connected to rural water. Inside, the home offers a spacious family room with a cozy fireplace, vinyl siding, and a durable metal roof. All the walls have been freshly textured and primed. The seller is currently installing new gutters and updating the septic system, giving buyers peace of mind. This property offers space, comfort, and practicality all in one great rural package!

Add: