

# FOR SALE!

**Listing Price: \$ 99,900**

**Address:** 304 W 2nd St., Wayland, IA 52654

**MLS#:** 6317963      **Parcel#:** 280010923200600

**Terms:** Cash or New Loan      **Possession:** Upon Closing

**Legal Description:** PICKLES LOTS 59

**Lot Size:** 60' X 132'      **School District:** WACO

**Year Built:** 2012      **Style/Const:** 1 Story Frame

**Basement:** None      **Exterior:** Vinyl

**Roof:** Asphalt Shingles      **Foundation:** Slab

**AGF Sq Ft:** 968

**Gross Taxes:** \$ 1,774.99      **Net Taxes w/Homestead:** \$ 1,606



	<u>Bsmnt</u>	<u>Lvl 1</u>	<u>Lvl 2</u>	<u>Dimensions</u>	<u>Floor Covering / Other</u>
<b>Bedrooms:</b>		2		12'8" x 9'1" 11'10" x 9'3"	Laminate / Closet Laminate / Closet
<b>Bathroom:</b>		Full		8'7" x 8'7"	Vinyl / Tub~Shower Washer/Dryer,
<b>Kitchen:</b>		X		14'8" x 9'1"	Laminate / Center Island
<b>Living / Dining Room:</b>		X		26'8" x 9'11"	Laminate
<b>Laundry:</b>		X		In Bath	Electric Hookup
<b>Storage:</b>				8' x 6'	Ext Entry, Cement Floor



**Appliances:** Stove, Refrigerator, Washer, Dryer

**Heating:** Gas, Forced Air - *Comfortmaker*

**Cooling:** *Central Air*

**Water Heater:** *Elec, 55 Gallon*

**Water Supply:** *City*

**Sewer/Septic:** *Sewer*

**Utility & Service Providers:** *City of Wayland - Gas / Swr / Wtr / Garb - Avg \$110/mo Alliant Energy - Electricity - Budget \$66/mo*



208 W. Main St., PO Box 113, Wayland, IA 52654-0113

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