

**RESIDENTIAL LAND FOR SALE**



5640 Lower West Branch  
Rd Se  
West Branch, Iowa  
United States

Parcel Size 0

Date Listed 09/08/2024

Listing ID GL-1726311934

Listed by: Realtyww Info

Asking Price  
\$550,000

For more information, visit:

<https://www.globallistings.com/11277959>

## Overview

Country living, rolling hills, blissful solitude--your very own slice of Iowa countryside. Bring your horses! Get those chickens! It's the perfect acreage hobby farm that's conveniently located between Iowa City and West Branch. You'll love the solidly built farmhouse with wraparound front porch, hardwood floors and updated kitchen complete with a pantry. If you want a property that's been meticulously cared for, improved and updated this is the one! House: 2011 complete kitchen remodel, 2011 new trusses and roof with 50 year shingles, newer HVAC and heat pump, newer cement board siding, radon mitigation, waterproofed basement, new sump pump with battery backup, newer water heater, newer dishwasher, central vac, beautiful landscaping. The unfinished basement is dry and has an egress window for future expansion opportunities should someone want an additional bedroom or family room space. Outbuildings: Steel roofs on corncrib and barn. Barn structurally reinforced by Stumpf Construction and windmill rebuilt after 2020 derecho. This property includes two parcels zoned residential (0912252002 and 0912252001), which means you could build another house, sell one parcel, till the land for planting, or simply keep it in pasture as it is currently used. The large, picturesque barn includes three horse stalls, a storage/tack room, hay loft and water pump. The corn crib and detached garage provide even more storage. Approximately three of the 4.72

acres is fenced with electric fencing. This is an exceptionally well cared for acreage just minutes from both Iowa City and West Branch that provides everything you need to live the country lifestyle you've been dreaming of!

For more details:

Listed by: Emily Farber

**Contact**

**Email**

**Phone**