

**Sale Name:** Absolute Real Estate Online Auction

**LOT 1 - Real Estate at 1260 240th St, Waverly IA, 50677**



### Description

## Unique Acreage Opportunity Just Outside Waverly, Iowa – Absolute Online Auction August 9th

**1260 240th St, Waverly IA, 50677**

2.68 acres located just outside Waverly, Iowa, only 1.5 miles west of Walmart. This versatile property offers a fantastic opportunity for those seeking rural tranquility with convenient access to town amenities. Future development plans include paving the road, enhancing accessibility and value.

### Key Features:

- **Double Garage:** A spacious, steel-sided double garage provides ample storage or workshop space—perfect for hobbyists or equipment storage.
- **Barn:** In good condition with a sturdy steel roof, the barn is ideal for livestock, equipment, or additional storage needs.
- **House:** The existing residence is in rough condition and is being sold as-is. Buyers interested in retaining the home will be responsible for updating the septic system and any necessary repairs.

- **Utilities:** Rural water service is available on the road in front of the property, and natural gas is already to the house, offering convenient utility connections.

Please note, the property will be sold as-is in its current condition. The only item to be removed prior to closing is the excavator pictured in the photos. There is cement buried in the nw corner of the acreage.

**Don't miss this opportunity to own a spacious rural acreage with future development potential!**

There is a 5% buyers premium added to the buyers final bid price. 10% earnest money due day of the auction.

**Quantity: 1**



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