

20398 Depot Road, St. Olaf, IA (Just off Big Springs Road)

List Price: \$259,000.00

Acreage: Total 7.96 acres (including .35 ac. public roadway). 7.61 acres m/l of woods & home. See aerial & plat map. Forest Reserve on 7.21 ac (no property tax). Full RV hook-ups (electric, septic & hydrant) on the property! Property has been appraised at \$294,000. Cost to buy the land & build was over \$300,000.

BEAUTIFUL log home built in 2005.

It is made of Pennsylvania white pine, properly seasoned, kiln dried, 6 x 12 single notched logs. Inside logs & window frames were all oiled. 1" tongue & grove pine paneling on some interior accent walls. Log homes are desired for the thermal qualities (lower heat & cooling costs); sturdy construction withstands winds (you do not hear the wind). Customized design & materials, "natural wood environment creates relaxing atmosphere, enhances proximity to wilderness with practical & endearing form of construction".



This home is specially designed in every aspect! A 'Great Room' for kitchen, dining & living room with large windows for gorgeous view of the quiet countryside & wildlife! Deck & a large covered patio. Hallways are 4' wide. Read on!



Property Tax: Gross \$2,362.09/year; Net (with Homestead Exemption) \$2,278.00/year [5/2011].

Utilities: This is an All-Electric Home. REC Electric stated av. \$159.90/month [5/2011]; Internet service (Wild Blue) through REC \$39.27/mo.; sound system wired to stereo both levels. Outdoors: 5 electric outlets; 2 water faucets. Wood burning stove for supplemental heat; meets all fire code criteria. Chimney professionally cleaned fall 2010. New well 2005 (218'; see sheet). Registered septic system 2005 (SW of home; 2 caps & leach field); ask for copy of septic system. **Furnace:** Electric Ruud forced air (installed by Rentschler who does an annual check) with humidifier to keep home regulated for the logs. In-Floor heat in lower level floor. **Air conditioner:** Central. **Water Heater:** 2 – for 'infloor heat' and for hot water family usage. **Water Softener:** Culligan; owned. **Pressure Tank.** See Page 2: