

**Wayne County, Iowa 6 Acres With Home For Sale**  
2675 55th Street  
Clio, IA 50052

**\$592,000**  
6± Acres  
Wayne County



## Wayne County, Iowa 6 Acres With Home For Sale Clio, IA / Wayne County

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### **SUMMARY**

**Address**

2675 55th Street

**City, State Zip**

Clio, IA 50052

**County**

Wayne County

**Type**

Residential Property

**Latitude / Longitude**

40.656953 / -93.466744

**Dwelling Square Feet**

2365

**Bedrooms / Bathrooms**

3 / 3

**Acreage**

6

**Price**

\$592,000

**Property Website**

<https://landguys.com/property/wayne-county-iowa-6-acres-with-home-for-sale-wayne-iowa/79925/>



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### **PROPERTY DESCRIPTION**

Welcome to your dream countryside retreat! This beautifully remodeled 3-bedroom, 3-bathroom home offers 2,365 square feet of comfortable living space, all nestled on 6 scenic acres of rolling hills and quiet views. Completely renovated from top to bottom just 4 years ago, this home blends modern comfort with timeless country charm.

Step inside to an open and airy floor plan featuring a spacious living area, walkout basement, and a wraparound porch perfect for relaxing and taking in the breathtaking views of the surrounding countryside. The master suite is a true retreat, boasting a massive walk-in closet with your washer and dryer and a luxurious master bath complete with a jacuzzi tub and walk-in shower.

Enjoy summer days by the above-ground swimming pool with attached deck, or unwind by the stocked pond just steps from your back door. The property also includes an attached 2-car garage, a small shop, a barn with feed lot, and cattle fencing already in place—perfect for hobby farming or livestock.

Looking for more land? There's an additional 74 acres available to purchase with the home, featuring 2 more ponds and plenty of pasture with automatic waterers—an ideal setup for a full-time cattle ranch or expanded outdoor living.

Whether you're looking for a peaceful homestead or a turnkey agricultural operation, this property has it all. Don't miss this rare opportunity to own a piece of the country with all the amenities already in place!

Contact Tristin Williams with LandGuys here in South Central Iowa and schedule your private tour today!

### **KEY FEATURES**

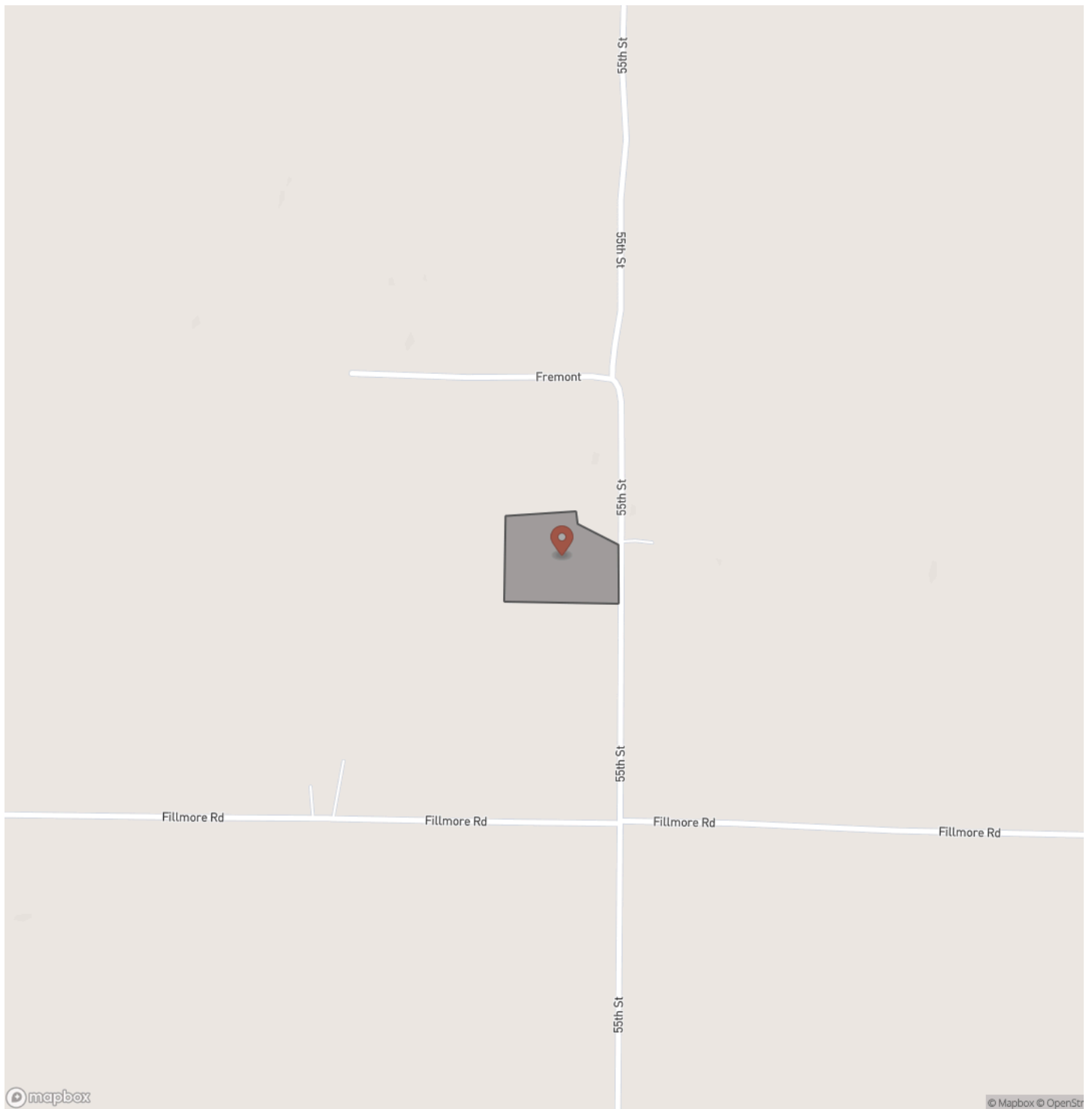
- 3 bedroom 3 bathroom home on 6 acres
- 1 stocked pond with gorgeous views
- Wraparound porch with master bedroom access
- Walk out basement and attached 2 car garage
- Completely remodeled within the last 4 years
- Barn, Shed and Shop all on property
- Chicken coop, and above ground swimming pool with attached swim deck
- Dead end road privacy
- Cattle operation potential
- 74 more acres available for purchase
- Country views and peaceful living
- 1 hour 30 minute drive from Des Moines
- Eat in kitchen with pantry, open floor plan w/ large living room
- Large master bedroom with beautiful bathroom
- Jacuzzi and walk in shower
- Laundry in master closet
- Main level living and formal dining room

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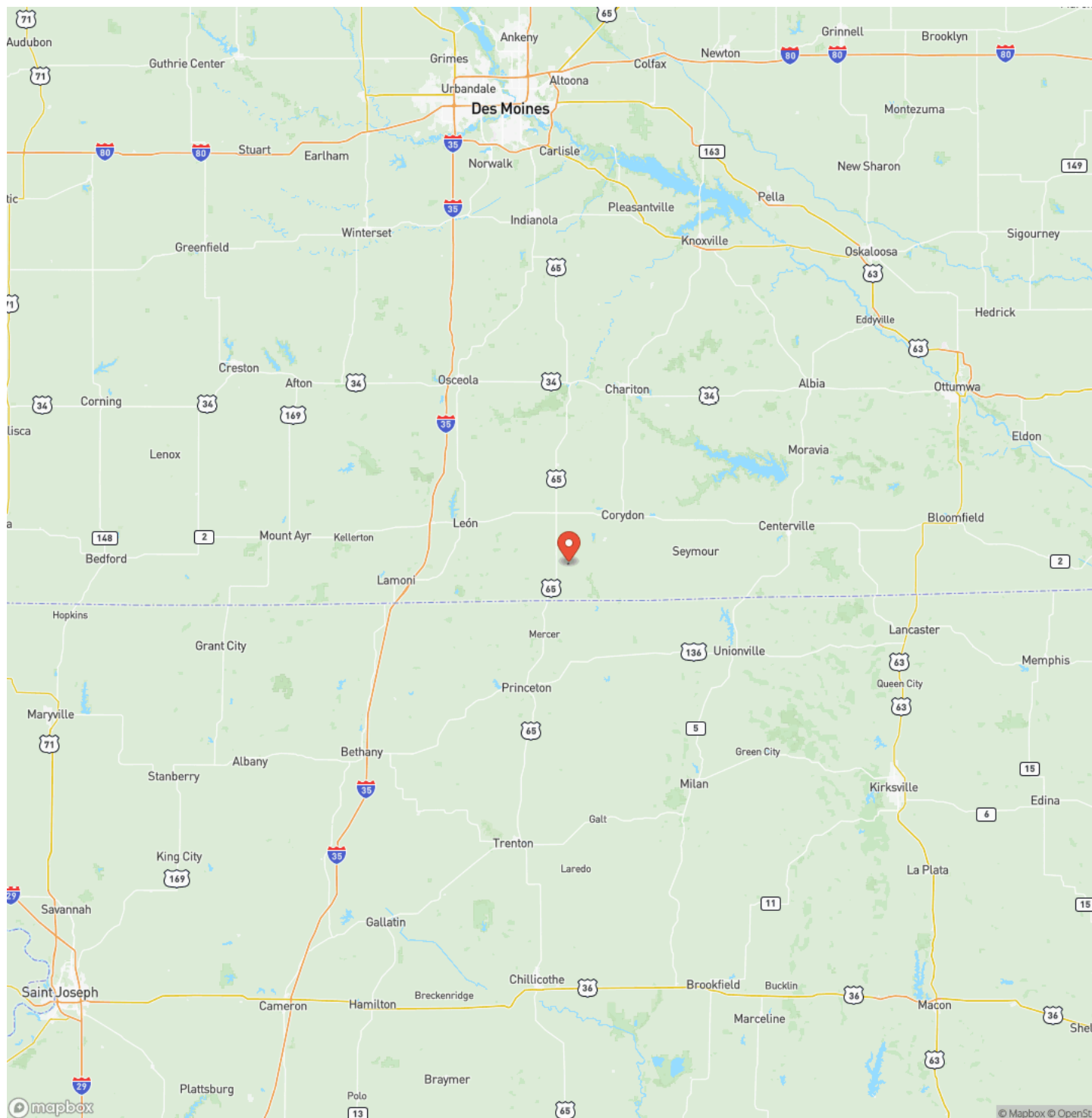
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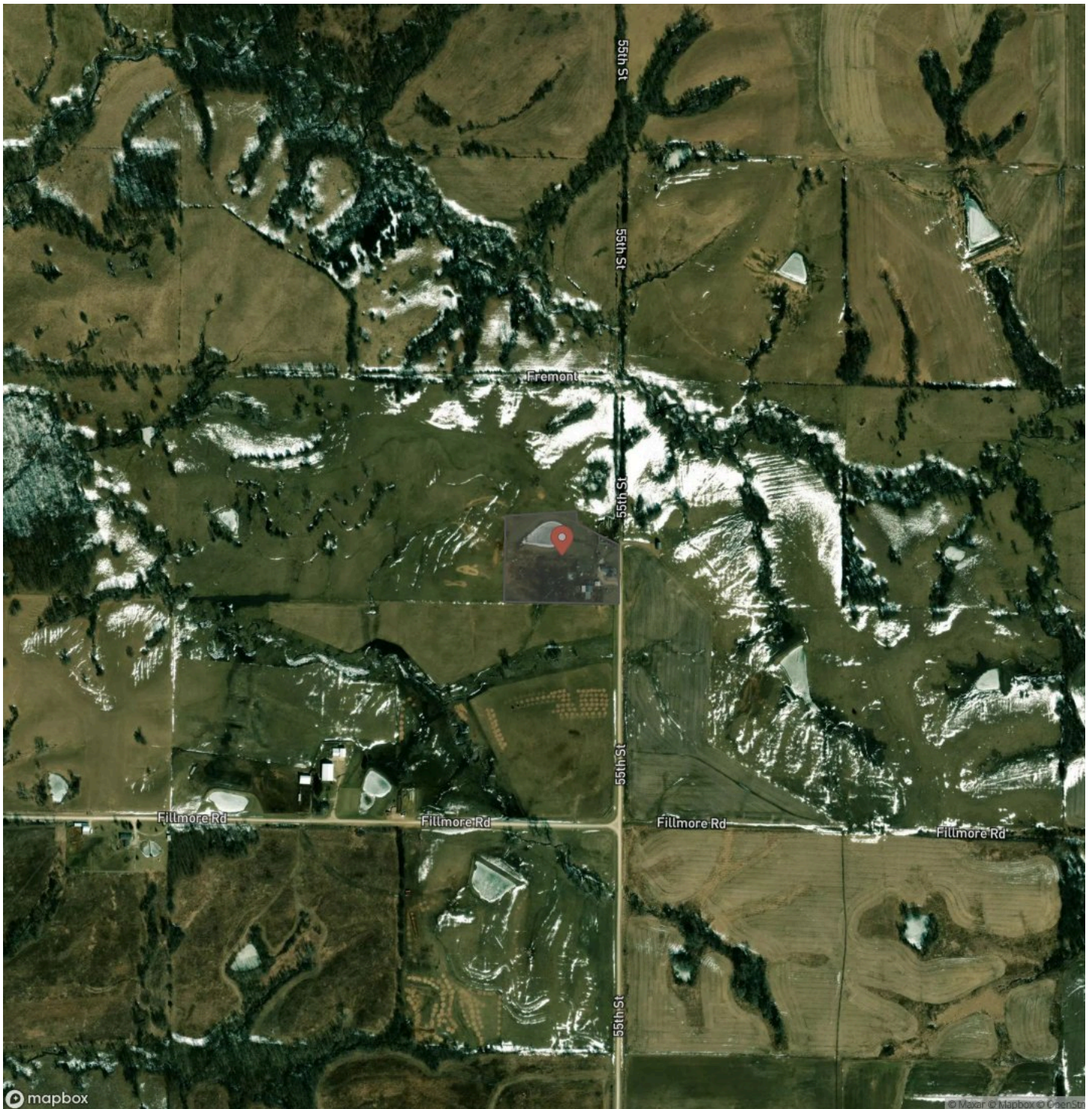
## Locator Map



## Locator Map



## Satellite Map



## Wayne County, Iowa 6 Acres With Home For Sale

### Clio, IA / Wayne County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Tristin Williams

## Mobile

(816) 808-3083

## Office

(217) 899-1240

## Email

tristin@landguys.com

**Address**

## City / State / Zip

## NOTES

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## This image shows a full page of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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