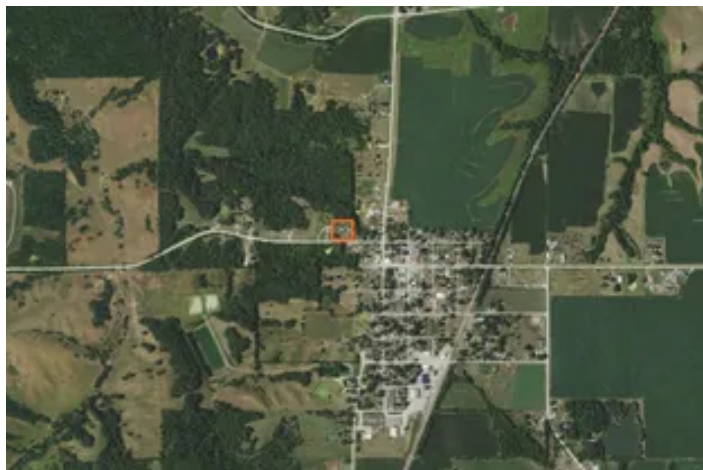


**Monroe County, Iowa 1.6 Acres With Home For Sale**  
7399 235TH STREET  
Blakesburg, IA 52536

**\$129,900**  
1.600± Acres  
Wapello County



**Monroe County, Iowa 1.6 Acres With Home For Sale**  
**Blakesburg, IA / Wapello County**

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**SUMMARY**

**Address**

7399 235TH STREET

**City, State Zip**

Blakesburg, IA 52536

**County**

Wapello County

**Type**

Residential Property

**Latitude / Longitude**

40.965469 / -92.63989

**Dwelling Square Feet**

1074

**Bedrooms / Bathrooms**

1 / 1

**Acreage**

1.600

**Price**

\$129,900

**Property Website**

<https://landguys.com/property/monroe-county-iowa-1-6-acres-with-home-for-sale-wapello-iowa/77560/>





## Monroe County, Iowa 1.6 Acres With Home For Sale

### Blakesburg, IA / Wapello County

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#### **PROPERTY DESCRIPTION**

**(PRICE REDUCED)**-If you're looking for a peaceful, rural setting just on the edge of town, this 1-bedroom, 1-bath home with an additional non-conforming bedroom in Blakesburg, Iowa, is the perfect place for you! Nestled on 1.63 acres, this property offers the best of both worlds—enjoy a country lifestyle while being conveniently located near Ottumwa and Albia.

The property boasts a 30x40 steel building with concrete flooring, ideal for use as a workshop, man cave, or storage area. The expansive yard provides plenty of space for gardening, outdoor activities, or even adding more structures. There's also an additional barn for even more storage needs.

A large concrete pad sits between the house and the shop, creating a clean, spacious area to park vehicles, trailers, or campers.

The home itself has seen several updates, including a brand-new furnace and AC unit, ensuring comfort year-round. All appliances are included, making this property move-in ready.

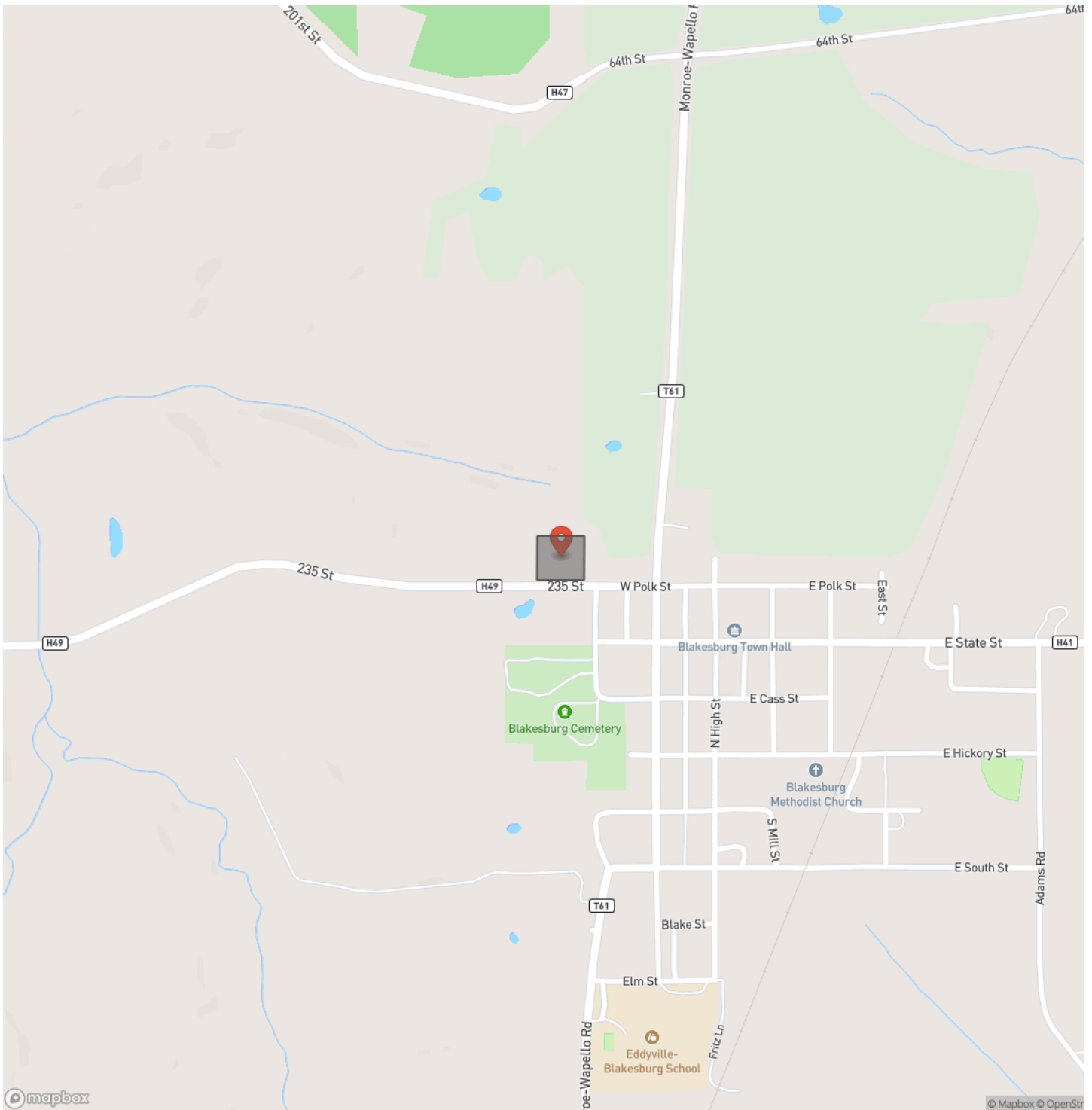
#### **KEY FEATURES**

- 1BR/1BA home with an additional non-conforming bedroom
- Rural feel with close proximity to Ottumwa and Albia
- 30x40 steel building with concrete floor – perfect for a workshop, man cave, or storage area
- Large yard with ample space for gardening or outdoor activities
- Additional barn for extra storage
- Huge concrete pad between the house and the shop, ideal for parking vehicles, trailers, or campers

**Monroe County, Iowa 1.6 Acres With Home For Sale**  
**Blakesburg, IA / Wapello County**

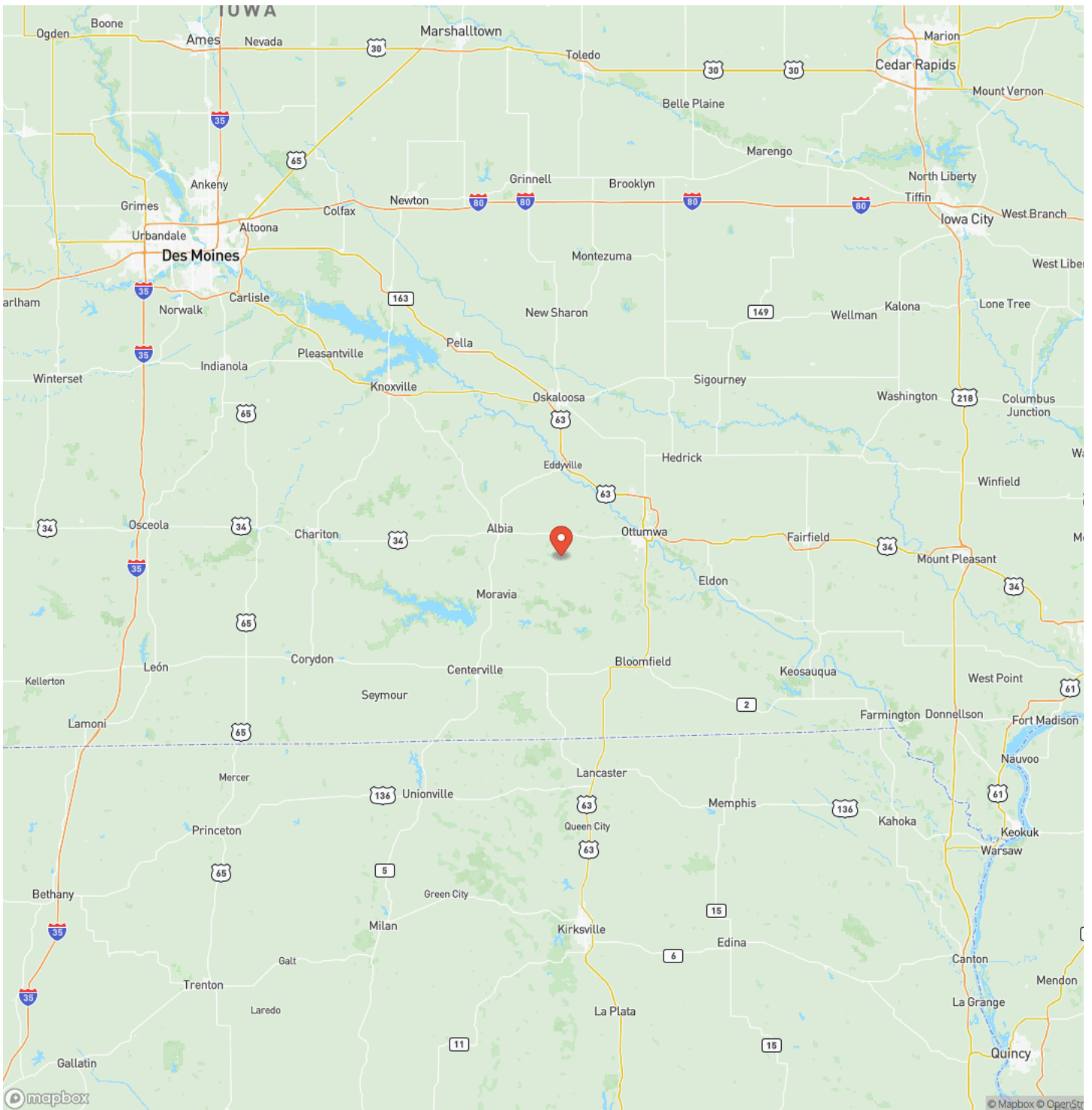


## Locator Map



**Monroe County, Iowa 1.6 Acres With Home For Sale**  
**Blakesburg, IA / Wapello County**

## Locator Map



**MORE INFO ONLINE:**

[www.landguys.com](http://www.landguys.com)



## Satellite Map



**MORE INFO ONLINE:**

[www.landguys.com](http://www.landguys.com)

## Monroe County, Iowa 1.6 Acres With Home For Sale Blakesburg, IA / Wapello County

## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

Danny Fane

## Mobile

(518) 588-4497

## Email

dfane@landguys.com

### Address

## City / State / Zip

Ottumwa, IA 52501

## NOTES

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



## 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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