

# 16426 Butcher Road, Westfield, IA

\$349,900

Listing 828938 – Westfield, IA – Residential

**SOLD**



Bedrooms	2
Bathrooms	2
Acres	9.83 acres(s)
Total Sq Foot	1248 sq ft
Garage Type	Detached,Pole Barn
Year Built	1890
Taxes	\$1902
Style	2 Story

Rare find with this charming two story farm house sitting on nearly 10 acres! The character starts right at the front porch boasting gorgeous views right from the porch swing. The main floor has a nice sized living room, spacious kitchen, half bath conveniently located of the back porch and laundry. The upstairs hosts both bedrooms. The master bedroom is oversized with two double closets, hardwood floors and a ceiling fan. The second bedroom has hardwood floor and a double closet. The ¾ bath has a new shower, tile floor and a linen storage closet. All the windows on the second story have been replaced with vinyl windows. The exterior has just as much to offer with multiple outbuildings, fenced with multiple pastures, automatic waterer and so much more. The property does have a spring fed creek flowing through it as well. Fiber internet to the house too! Don't wait!

*Please visit website for more information.*

*Directions  
See google maps*



**Troy Donnelly**  
Broker/Owner  
Email: [tdonnelly@iw.net](mailto:tdonnelly@iw.net)  
Phone: 712-899-3748



Residential  
828938

16426 Butcher Road  
Westfield, IA 51062

\$349,900



<b>House Style:</b>	2 Story	<b>Total Bedrooms:</b>	2
<b>County:</b>	Plymouth	<b>Total Baths:</b>	2
<b>MLS Area:</b>		<b>Year Built:</b>	1890
<b>Region:</b>	Surrounding Areas/Other Areas	<b>Ownership:</b>	Single Family
<b>Elem School:</b>	Akron-Westfield	<b>Acres:</b>	9.83
<b>Mid/Jr School:</b>	Akron-Westfield	<b>Lot Size:</b>	
<b>Sr High School:</b>	Akron-Westfield	<b>Garage Stalls:</b>	
<b>Garage Type:</b>	Detached,Pole Barn	<b>Garage SqFt:</b>	
<b>Total SF:</b>	1248	<b>Below Grade SF:</b>	624
<b>Main SF:</b>	624	<b>Finished BG SF:</b>	0
<b>Above Grade SF:</b>	1248	<b>Unfin. BG SF:</b>	624
<b>Fireplace No.:</b>		<b>Fire Fuel Type:</b>	
<b>Basement:</b>	Full,Unfinished	<b>New Construction:</b>	No

**Comments:** Rare find with this charming two story farm house sitting on nearly 10 acres! The character starts right at the front porch boasting gorgeous views right from the porch swing. The main floor has a nice sized living room, spacious...

**Directions:** See google maps

**Included:** Stove, refrigerator, washer/dryer, window treatments, 2 window ac units

**Not Included:**

**FEATURES**

**Property Feat.:** Creek,Fenced Yard,Garden,Horses,Trees,Acreage  
**Amenities:** 3 Season Porch,Eat-in Kitchen,Hardwood Floors,Main Floor Laundry,Oversized Garage,Porch,Storage Shed  
**Acctptbl Financ:** ARM,Cash,Conventional

<b>Exterior:</b>	Vinyl	<b>Roof:</b>	Shingle
<b>Interior Trim:</b>		<b>Driveway:</b>	Gravel
<b>Sewer Type:</b>	Septic	<b>Water Type:</b>	Private Well
<b>Heat Type:</b>	Baseboard	<b>Fuel:</b>	Electric
<b>A/C Type:</b>	Window	<b>Water Softener:</b>	None

Name	Floor	Size	Description
Kitchen	Main	23'3X11'9	newer tops, pantry, open to living, laminate floor
Living	Main	13'4X16'3	laminate floor, lots of natural light
Half Bath	Main		vinyl floor, located right off the back porch, recent update
3/4 Bath	Second	9'5X9'2	tile floor, new shower, linen closet
Master	Second	11'4X23'4	two double closets, hardwood floor, ceiling fan
Bedroom	Second	9'4X11	hardwood floor, double closet

<b>Parcel:</b> 16-15-100-003	<b>Assessments:</b>	<b>Assessed Value:</b> \$	<b>To Be Built:</b>
<b>Terms:</b>		<b>Possession:</b>	
<b>Frontage Ft:</b>	<b>Depth Ft:</b>	<b>Rented:</b> No	<b>Mthly Rental Inc.:</b>
<b>Gross Taxes:</b> 1902	<b>Tax Year:</b> 2023	<b>Tax Class:</b>	<b>Zoning:</b>
<b>Assoc. Fee:</b>	<b>Avg. Utilities:</b> \$	<b>Flood Insurance:</b>	<b>Abstract Location:</b>

**Legal Description:** N PT NE1/4 NW1/4 Section 15 Township 91N Range 48W, Plymouth County, IA

**PREPARED BY**



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**Email:** tdonnelly@iw.net  
**Phone:** 712-899-3748



Provided by Herrity & Associates Real Estate – 109 W Main – PO Box 472 – Elk Point, SD 57025