

Chris Eddy – 515.577.4428

Donna Kinnick – 712.790.9539



110 5<sup>th</sup> Ave. Coon Rapids, IA 50058  
www.commins.net



---

**Listing Information for House 1 of 3**

---

**Address:** 32665 Walnut Ave, Coon Rapids, IA

**Owner:** Gary Troutman Estate, Karla Naylor, Kevin Andersen

**Occupant:** Vacant

**Lot Size:** 10 Acres

**Legal:** Irr Sur NW SW Lot 2 and S 620ft of E 747ft 8 in of NW SW exc tract 106ft x 407ft & exc lot 2 and comm at a pt 500ft N of SE corner NW SW-TH W 407ft-N 106ft-E 407ft-S 106ft to beg all in S26 82N 33W

**Kitchen/Dining Area:** Open

**SF Main Floor:** 1,844

**SF Basement:** 1,332

**Year Built:** 1977

**Year Bought:** 1972

**Type of Construction:** Split Level Frame

**Color:** Red with Stone

**Patio/Deck:** Concrete Patio

**Enclosed Porch:** No

**Open Porch:** No

**Electric Panel:** Breakers

**Taxes:** Gross \$3,736 Net \$3,632

**Curtains/Blinds/Drapes:** Included

**Included:** Appliances

**Zoning:** Residential/AG

**Price:** \$410,000

**Bedrooms:** 3

**Baths:** 2 ½

**School District:** Coon Rapids-Bayard

**Ave. Utilities:**

**Garage:** 2 Stall Attached

**Drive Paved:** No

**Street Paved:** No

**Foundation:** Concrete Block

**Type of Basement:** Partially Finished

**Heat:** Forced Air, Fireplace

**Fuel:** Propane

**Air Conditioning:** Central

**Water Heater:** New in 2017

**Water:** Well

**Sewer:** Septic

**Washer/Dryer Location:** Main Level

**Water Softener:** Yes

**Disposal:** Yes

**Possession Date:** Upon Closing

**Assessed Value:** \$387,760

**Remarks:**

***Call Community Insurance Agency at 712.999.2288 for a showing today!***

One of a kind property! *Three houses on 10 acres less than a mile from the Coon Rapids city limits.* Main house includes a natural stone fireplace with 2 large family rooms and an open kitchen. Outbuildings are heated and insulated, perfect for workshop space and storage. Two additional houses are very charming and offer additional income opportunities or space for guests and family. The surrounding land has been placed in the conservation reserve program generating an annual payment of \$1,446 per year. Within walking distance of Carroll County trail systems and city park. Appliances included. You won't find a listing like this anywhere, call us for a showing today!

The above information, although believed to be accurate, is not guaranteed to be so by Listing REALTOR. The house size, lot size, year built and other information is taken from public record and other available sources, these matters may be verified with the help of a home inspector or other expert. The taxes shown above may not reflect the actual taxes that will become payable after purchase. Homestead Credit, if applicable, may not apply to future taxes.

Chris Eddy – 515.577.4428

Donna Kinnick – 712.790.9539



---

**Listing Information for House 2 of 3**

---

**Address:** 32667 Walnut Ave, Coon Rapids, IA

**Owner:** Gary Troutman Estate, Karla Naylor, Kevin Andersen

**Occupant:** Vacant

**Kitchen/Dining Area:** Combined

**SF Main Floor:** 846

**SF Basement:** 846

**Year Built:** 1963

**Year Bought:** 1972

**Type of Construction:** Frame

**Color:** Gray

**Patio/Deck:** Concrete Patio

**Enclosed Porch:** Yes

**Open Porch:** No

**Electric Panel:** Breakers

**Curtains/Blinds/Drapes:** Included

**Included:** Appliances

**Zoning:** Residential/AG

**Bedrooms:** 3

**Baths:** 1

**School District:** Coon Rapids-Bayard

**Ave. Utilities:**

**Garage:** No

**Drive Paved:** No

**Street Paved:** No

**Foundation:** Concrete Block

**Type of Basement:** Unfinished

**Heat:** Furnace

**Fuel:** Propane

**Air Conditioning:** Central Air

**Water Heater:** New in 2020

**Water:** Well

**Sewer:** Septic

**Washer/Dryer Location:** Basement

**Water Softener:** Yes

**Disposal:**

**Possession Date:** Upon Closing

**Remarks:**

***Call Community Insurance Agency at 712.999.2288 for a showing today!***

One of a kind property! *Three houses on 10 acres less than a mile from the Coon Rapids city limits.* Main house includes a natural stone fireplace with 2 large family rooms and an open kitchen. Outbuildings are heated and insulated, perfect for workshop space and storage. Two additional houses are very charming and offer additional income opportunities or space for guests and family. The surrounding land has been placed in the conservation reserve program generating an annual payment of \$1,446 per year. Within walking distance of Carroll County trail systems and city park. Appliances included. You won't find a listing like this anywhere, call us for a showing today!

The above information, although believed to be accurate, is not guaranteed to be so by Listing REALTOR. The house size, lot size, year built and other information is taken from public record and other available sources, these matters may be verified with the help of a home inspector or other expert. The taxes shown above may not reflect the actual taxes that will become payable after purchase. Homestead Credit, if applicable, may not apply to future taxes.

Chris Eddy – 515.577.4428

Donna Kinnick – 712.790.9539



110 5<sup>th</sup> Ave. Coon Rapids, IA 50058

[www.commins.net](http://www.commins.net)



---

Listing Information for House 3 of 3

---

**Address:** 32669 Walnut Ave, Coon Rapids, IA

**Owner:** Gary Troutman Estate, Karla Naylor, Kevin Andersen

**Occupant:** Vacant

**Kitchen/Dining Area:**

**SF Main Floor:** 864

**SF Basement:** 864

**Year Built:** 1946

**Year Bought:** 2000

**Type of Construction:** Frame

**Color:** Yellow

**Patio/Deck:** Concrete Patio

**Enclosed Porch:** No

**Open Porch:** Yes

**Electric Panel:** Breakers

**Curtains/Blinds/Drapes:** Included

**Included:** Propane Tank

**Zoning:** Residential/Ag

**Bedrooms:** 2

**Baths:** 1

**School District:** Coon Rapids-Bayard

**Ave. Utilities:**

**Garage:** Single car, unattached

**Drive Paved:** No

**Street Paved:** No

**Foundation:** Tile Block

**Type of Basement:** Unfinished

**Heat:** New in 2019

**Fuel:** Propane

**Air Conditioning:** Central

**Water Heater:** New in 2023

**Water:** Well

**Sewer:** Septic

**Washer/Dryer Location:** Main Level

**Water Softener:**

**Disposal:**

**Possession Date:** Upon Closing

**Remarks:**

***Call Community Insurance Agency at 712.999.2288 for a showing today!***

One of a kind property! *Three houses on 10 acres less than a mile from the Coon Rapids city limits.* Main house includes a natural stone fireplace with 2 large family rooms and an open kitchen. Outbuildings are heated and insulated, perfect for workshop space and storage. Two additional houses are very charming and offer additional income opportunities or space for guests and family. The surrounding land has been placed in the conservation reserve program generating an annual payment of \$1,446 per year. Within walking distance of Carroll County trail systems and city park. Appliances included. You won't find a listing like this anywhere, call us for a showing today!

The above information, although believed to be accurate, is not guaranteed to be so by Listing REALTOR. The house size, lot size, year built and other information is taken from public record and other available sources, these matters may be verified with the help of a home inspector or other expert. The taxes shown above may not reflect the actual taxes that will become payable after purchase. Homestead Credit, if applicable, may not apply to future taxes.