

AMERICAN LEGACY LAND CO

FOR SALE

HOUSE ON LARGE DOUBLE LOT

Stockport, IA

.404 +/- Acre Lot

OFFERED AT:

\$85,000

ABOUT THIS PROPERTY:

Looking for a home with space, updates, and room to make it your own? This 4-bedroom, 1-bath home at 113 Woodrow Street in Stockport offers numerous major improvements already completed, while still leaving opportunities for your personal finishing touches.

Two upstairs bedrooms were added in 2017, creating additional living space for a growing family, guests, or a home office. Over the years, the property has received extensive updates including a metal roof (2012), new plumbing (2013), new electrical (2013), new furnace and central air conditioning (2013), new windows (2019), new gutters (2020), and a privacy fence (2020).



More About this Property:

Situated on a spacious two-lot property, the yard provides plenty of room for entertaining, outdoor activities, pets, and gardening. Garden enthusiasts will appreciate the established garden area, hoop house, greenhouse, and chicken coop. The hoop house is ready for new plastic, and the greenhouse could benefit from roof repairs, offering great potential for those looking to expand their gardening projects.

Additional features include a convenient pull-through driveway extending from Woodrow Street to the alley and a 50-amp RV hookup in the yard.

This property has seen a tremendous amount of work and investment over the years. With a few personal updates and finishing touches, it could be transformed into an outstanding home with plenty of room to enjoy both indoors and out.

Taxes: \$594 2025-26

Legal Descriptions: Section 19 Twp 070 Rng 008 Shelman Lots 25&26 Van Buren County, IA

Address: 113 Woodrow St Stockport, Iowa

Directions: From Hwy 16: Head north on W30 for 2.8 miles. Turn right on Woodrow Street. The property will be on your right.

From Birmingham: Head east on J16 for 6.5 miles. Turn right on W30, the turn left on Woodrow Street. The property will be on your right.

FEATURES:

- .404 +/- acre lot
- Large double lot
- Drive-through driveway
- Corner lot
- Privacy fence
- RV hookup

**VAN BUREN COUNTY,
IOWA**



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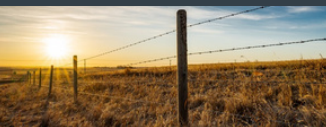


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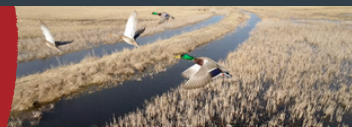
- LAND SALES
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- PROPERTY DEVELOPMENT





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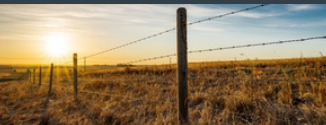


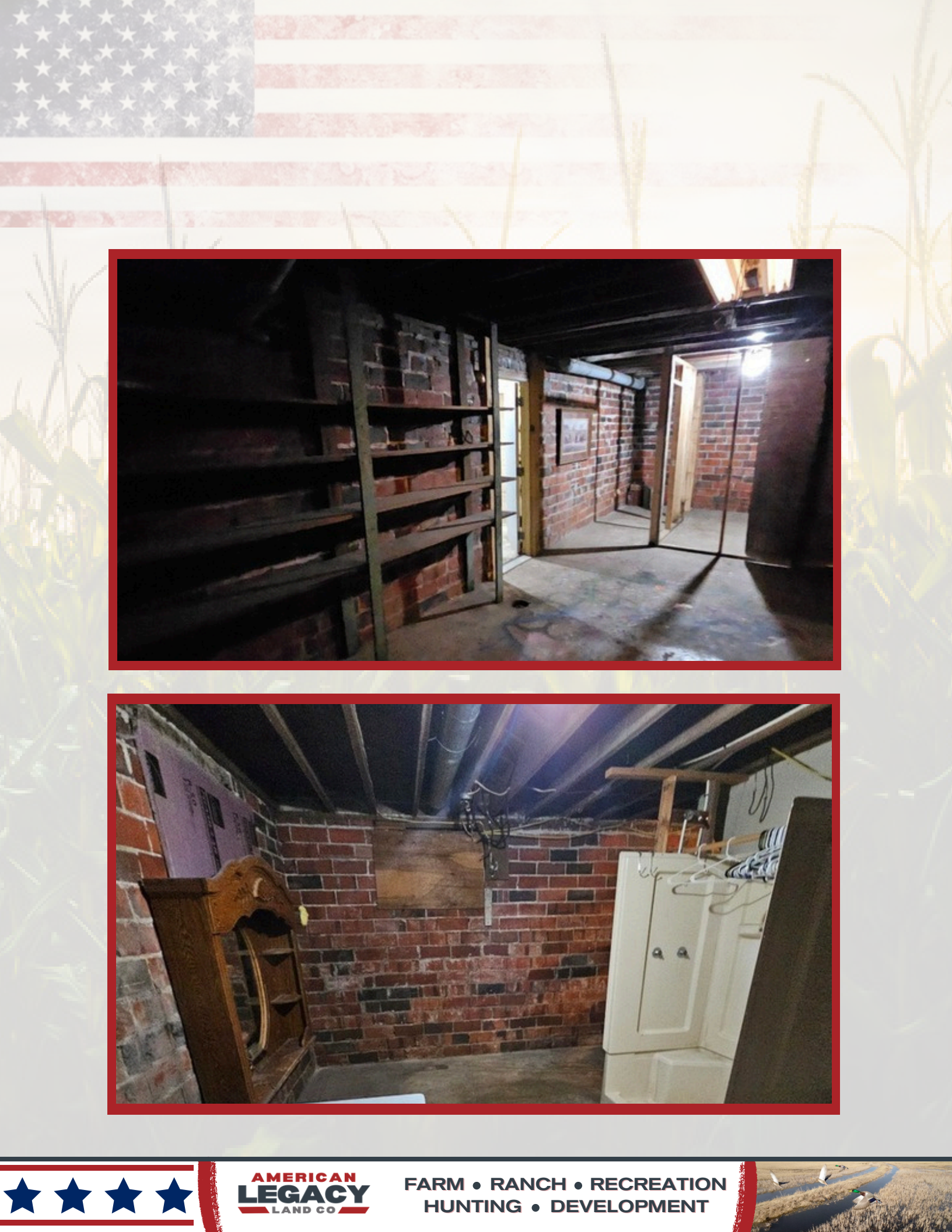
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**HELPING YOU BUY
AND SELL LAND**



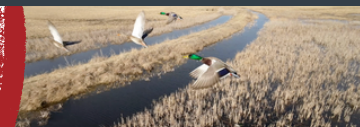
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About the Agent:

Steve is a dedicated land agent and real estate professional with deep roots in agriculture, land management, and outdoor recreation. For more than a decade, he has lived and worked in the heart of Southeast Iowa, managing thousands of acres for landowners and clients while helping maximize the value, productivity, and recreational potential of their properties.

Before entering real estate, Steve began his career in Wisconsin as an agronomy plant manager while also farming and managing hunting properties for friends, family, and clients. His hands-on background in agriculture, habitat improvement, and land stewardship gives him a unique understanding of what buyers and sellers are truly looking for in rural properties.

In 2022, Steve earned his real estate license to better serve clients searching for farmland, hunting properties, recreational acreage, country homes, and investment ground. Whether working with a blank-slate farm, productive tillable acreage, or a turnkey hunting property, Steve is passionate about helping clients buy, sell, and transform land into something meaningful and profitable.



Known for his strong work ethic, honesty, and passion for the outdoors, Steve enjoys building lasting relationships and guiding clients through every stage of the land ownership journey. His goal is simple: help people find and enjoy their own piece of God's Country.

STEVE SCHEUERS, LAND AGENT



319-931-4507



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