



# Vander Werff & Associates, Inc.

215 Main St, Sanborn, Iowa  
712-729-3264 or 712-348-3750

Richard Vander Werff, Broker

Jon Hoogers, Broker Associate

Address:	5481 280th St.
City:	Sanborn
Approx. Lot Size:	5.34 Acres
Approx. sq ft.	2,078
Bedrooms:	4
Bathrooms:	2
Year Built:	1959
Water/Sewer:	New Septic System
Heating / Air:	Heat Pump & Propane Furnace
Water Heater:	80 gallon hot water heater
School District:	HMS
Siding:	Vinyl
Roof Type/Year:	Asphalt / Approx. 2003
Basement Finish:	Full / Not finished



### Additional Information/ Pictures:

This is an excellent acreage located just North of Sanborn. It is well located just 3/4 of a mile from a hard surfaced road. This home is in a good state of repair with good windows. It has an excellent large steel-beam shop building along with several other out buildings.

The shop is 40 x 60, built in 1998, concrete floor, insulated, heated, 2 large overhead doors, as well as a walk-in entry door. This property also has a 10,000 bushel grain drying bin.



Contact Todd Hattermann at 712-348-0111 or 712-729-3264

[www.vw72.com](http://www.vw72.com)

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