

MIDWEST LAND GROUP PRESENTS

45 ACRES  
**CERRO GORDO COUNTY, IA**

24208 JONQUIL AVENUE, CLEAR LAKE, IOWA, 50401



[MidwestLandGroup.com](http://MidwestLandGroup.com)



MIDWEST LAND GROUP IS HONORED TO PRESENT

# DREAM ACRES

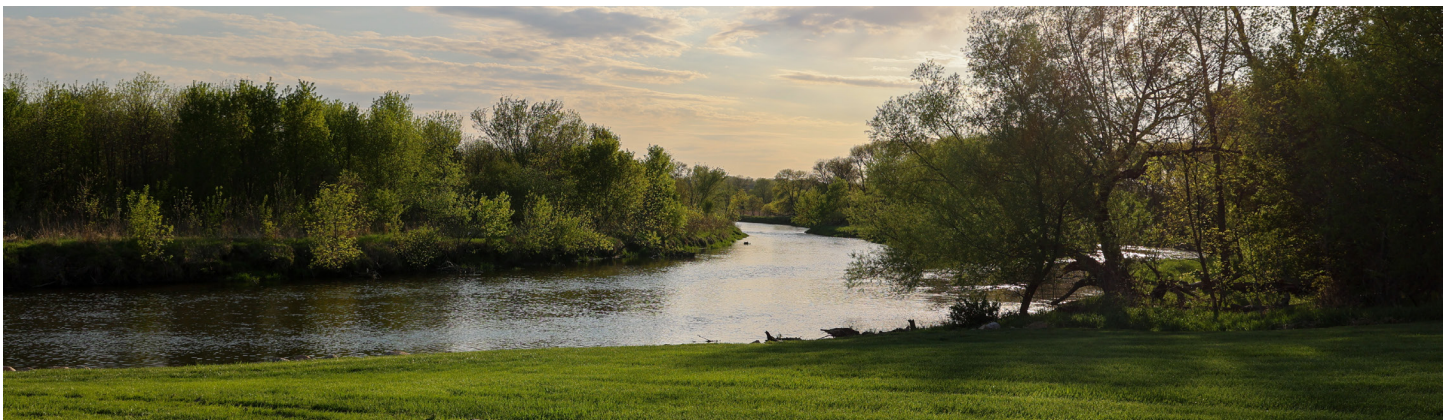
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Located high on the hill overlooking the limestone banks of the Winnebago River sits this spectacular dream property. Sprawled out across 45 +/- acres of timber, river, and a meticulously maintained yard is where you will call home. Boasting 8,200 square feet of living space you are sure to have room for the kids, parties, and entertainment of all kinds. As you enter the home it is evident that the owners left no stone unturned in the fine details and have maintained the premises pristinely. The large great room and kitchen area offer a special place to gather with all the friends and family. There are 4 bedrooms, each with a walk-in closet and attached bath. The master is the only bedroom on the main floor and holds everything you are looking for in the perfect suite.

Throughout the home, you will find the oversized laundry room, community walk-in closet, additional half bath, office space, 3-season patio, theater room, exercise room, the brains of the facility in the utility room, a wet bar, a second living area for additional entertainment, and a large walk-out deck overlooking your own stretch of river. No expense was spared

during this build. Both levels of the home have in-floor heat, electric blinds, LED lighting, and a sound system. Some of the high-end features include Woodharbor cabinets, granite countertops, and bamboo flooring. Accompanied by the double ovens, there are other high-end appliances, and a double washer/dryer. Full property features are listed in the bullet points.

On the exterior of the home, you will find a heated pool, fruit trees, a greenhouse, whole house generator, an underground fence, an indoor/outdoor dog kennel, and a gated paved driveway. The 40'x120' shop also has in-floor heat. It is divided into two zones, one for storage and the other for the game room. There is a 20 KW solar system on the roof with the utility room and garage space underneath the loft area inside the shop. The loft area consists of a half bath, kitchen/bar area, and currently has several games overlooking the half court basketball rec area. This property is truly exquisite and checks every box out there. To view Dream Acres, please contact Jordan Petersen at (712) 631-5887. This property is shown by pre-approval and appointment only!





# PROPERTY FEATURES

PRICE: **\$2,210,000** | COUNTY: **CERRO GORDO** | STATE: **IOWA** | ACRES: **45**

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- Gated paved driveway
- Fruit trees
- Irrigated lawn system
- Extensive landscaping and river bank maintenance
- Greenhouse
- 40'x120' finished shop in 2014
- Indoor basketball court and game loft (games not included)
- Heated 30'x15' pool
- 20 KW color system
- Backup whole home generator
- 5 stall garage
- 6 1000 gallon propane tanks
- Timber and river frontage
- Limestone river banks
- Abundant wildlife on and around the property
- Hunting and fishing
- Swimming and kayaking
- Spectacular views
- Commercial grade 25 unit surveillance/alarm system
- Geothermal heating and cooling
- 4 separate air handlers for zones
- 8,200 sq .ft. home
- 4 bedrooms
- 4.5 bathrooms
- Exercise room with egress windows (could easily be a bedroom)
- Wet bar
- High-end appliances
- Custom Woodharbor cabinets
- Bamboo flooring
- Granite countertops
- Built-ins
- LED lighting and power blinds on the Anderson windows
- Extensive sound system
- Theater room
- Intercom system in the home
- 15 minutes from Mason City
- 15 minutes to Clear Lake
- 1 hour and 45 minutes from Des Moines
- 1 hour and 45 minutes from Minneapolis
- Annual taxes: \$11,054





# 8,200 SQ .FT. HOME

Both levels of the home have in-floor heat, electric blinds, LED lighting, and a sound system. Some of the high-end features include Woodharbor cabinets, granite countertops, and bamboo flooring.





# 4 BEDROOMS AND 4.5 BATHROOMS





## THEATER ROOM

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## GATED PAVED DRIVEWAY

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# ADDITIONAL INTERIOR PHOTOS





# 40'X120' FINISHED SHOP

The shop is divided into two zones, one for storage and the other for the game room. There is a 20 KW solar system on the roof with the utility room and garage space underneath the loft area inside the shop. The loft consists of a half bath, kitchen/bar area, and several games overlooking the half-court basketball rec area.





## HEATED 30'X15' POOL



## 5 STALL GARAGE





# GREENHOUSE & EXTENSIVE LANDSCAPING

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# LIMESTONE RIVER BANK FRONTAGE





45 +/- ACRES

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# ADDITIONAL PHOTOS

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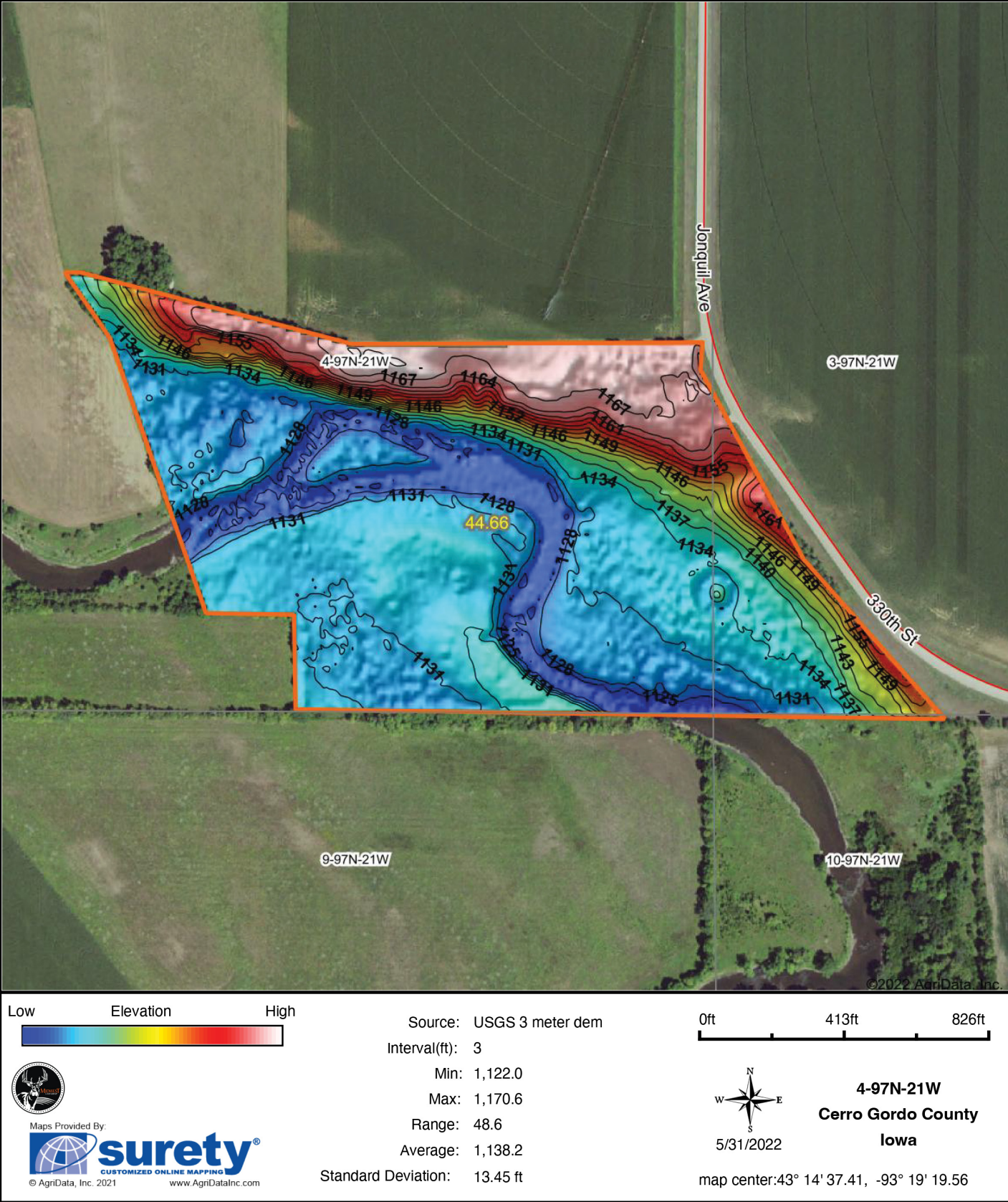
# AERIAL MAP

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# HILLSHADE MAP





# AGENT CONTACT

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Jordan Petersen is the type of agent who lives by the philosophy that you've got to show up to get things done and get things done right. An avid outdoorsman and whitetail enthusiast, Jordan has a passion for land that shines through from the minute you meet him. Whether it be productive farmland or a hunting hideaway, his love for the outdoors allows him to easily connect with both buyers and sellers. Born in Cherokee, Iowa, Jordan went to MMC high school in Marcus, Iowa, and Iowa Central Community College (ICCC) in Fort Dodge. After college, Jordan went to work in the wind industry for Allete (formerly AES) as a wind turbine technician, which allowed him to be outdoors, but didn't let him engage in it the way he desired. Now, this driven agent calls Midwest Land Group home, where he's able to combine his knowledge of natural resources and business with his love for the land.

When not working, you can find Jordan spending time with his friends and family, hunting anything from whitetail and pheasant to elk and mule deer, fishing farm ponds and rivers, shed hunting, managing land, and serving as an assistant leader for his church youth group. If you're in the market for a trusted land agent, contact Jordan. He'll show up and get things done right, ensuring you enjoy a wonderful, stress-free experience.



**JORDAN PETERSEN,**

LAND AGENT

**712.631.5887**

[JPetersen@MidwestLandGroup.com](mailto:JPetersen@MidwestLandGroup.com)



## MidwestLandGroup.com

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