

MIDWEST LAND GROUP PRESENTS

.1 ACRES IN

CRAWFORD COUNTY IOWA

1006 N 16TH STREET, DENISON, IA 51442



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

WONDERFUL HOME OR INVESTMENT PROPERTY

You will love this unit and the payment. There is \$24,999 in down payment assistance available to qualified buyers! Located on the north side of Denison, you'll want to see this property. A great place to call home or an investment opportunity. Built in 2020 with 2 bedrooms and 2 baths and approximately 1,420 square feet. This nicely decorated unit is in neutral colors with an open room concept. Well-designed kitchen with modern

farmhouse cabinets and stainless steel appliances, large pantry, and breakfast bar. Primary bedroom with large walk-in closet, private bath, and handy access to laundry. Guest or 2nd bedroom is spacious with a nice size closet. Convenient location where you can walk to school, pool, mini golf, tennis courts, and soccer fields. Call Kent Brant at (712) 248-1233 to schedule your showing!



PROPERTY FEATURES

PRICE: **\$214,999** | COUNTY: **CRAWFORD** | STATE: **IOWA** | ACRES: **0.1**

- 2 bed
- 2 bath
- 1,420 sq. ft.
- Attached garage
- Lot size 5,830 sq. ft.
- Taxes \$3,182
- 1 story, no stairs
- Shown by appointment only
- 48 hour notice to show



2 BED, 2 BATH



ATTACHED GARAGE



LOT SIZE 5,830 SQ. FT.



AERIAL MAP



Boundary Center: 42° 1' 46, -95° 20' 54.46

0ft 305ft 611ft



Maps Provided By:



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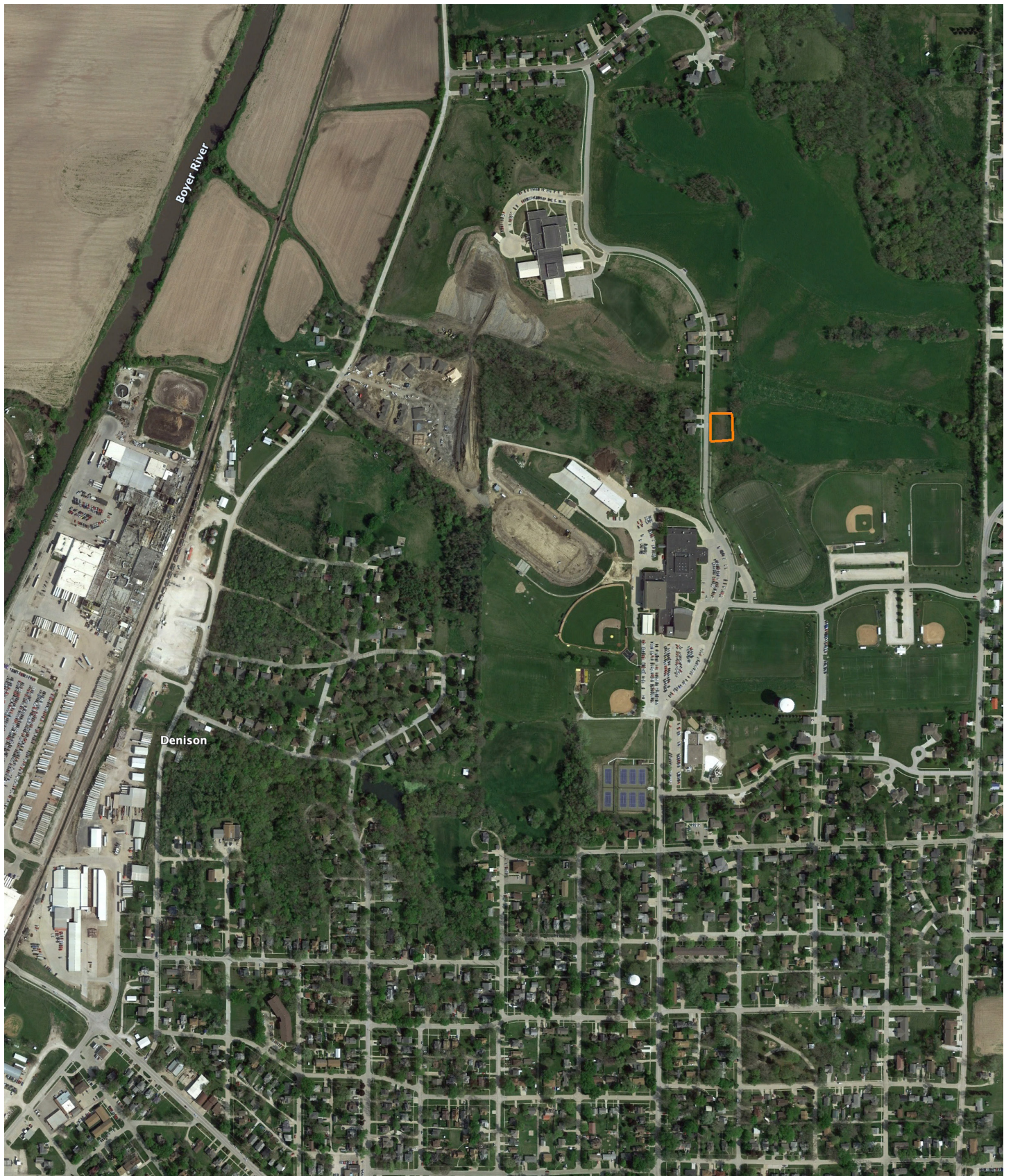
www.AgriDataInc.com

2-83N-39W
Crawford County
Iowa



8/25/2023

OVERVIEW MAP



AGENT CONTACT

Kent Brant's passion for land knows no bounds. Having grown up on a farm, he learned at an early age what benefits can come from a hard work ethic. Growing up, Kent had many opportunities to build his knowledge of farming as his parents raised sheep, had a farrow-to-finish hog operation, ran a successful egg business selling to local markets, and learned how to ride and drive teams of horses and mules. Today, he is still involved in his dad's raising of Simmental/Angus in their cow/calf operation.

After a 16-year career in sales and insurance, Kent decided to put his love for hunting and the outdoors at the forefront and follow his passion into land real estate. His knowledge of farming, livestock, hunting, and the outdoors allows him to connect with land buyers and sellers on every level. Combine that with his extroverted personality and drive to succeed, and Kent offers an enjoyable, timely, and efficient real estate experience.

When he's not working the land, you can find him volunteering for the Iowa Barn Foundation, helping barn owners find grants, restore old barns, and keep part of the heritage intact. An avid shed hunter, bow hunter, outdoor photographer, traveler, and more, Kent enjoys spending time outdoors with friends, family, and clients.



KENT BRANT, LAND AGENT
712.830.2241
KBrant@MidwestLandGroup.com



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