

MIDWEST LAND GROUP PRESENTS

169 ACRES IN

FREMONT COUNTY IOWA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TURN-KEY INVESTMENT OPPORTUNITY ON 169 +/- ACRES IN SOUTHWEST IOWA'S LOESS HILLS

Whether you're looking to purchase a turn-key business as an investment or you've just always wanted to own a piece of Iowa's Loess Hills, this property has everything you're looking for. Nestled in the heart of southwest Iowa's famous Loess Hills, Horse Creek Adventures has everything you want in a business that screams outdoor adventure. There is so much to take in on this breathtaking 169-acre property located just west of Sydney, Iowa, minutes from Nebraska City, and under an hour from Omaha and Lincoln. Horse Creek Adventures has been carefully curated to provide guests with the quiet country atmosphere that so many people seek while away from home. Guests have multiple ways to enjoy their stay, including a rustic fully finished, and furnished AirBNB-style building; camper spots with full hook-ups; as well as primitive log cabins and tent camping locations dotted throughout the timbered hillsides.

With a live creek feeding a 35-foot-deep pond, the fishing is phenomenal, as it's stocked with trophy bass, crappie, and bluegill. Wildlife is plentiful on the property with almost no hunting pressure over the last decade. This area is known for producing giant whitetail and large turkey flocks, and this property has both! Surrounded by miles of timbered bluffs, and with Waubonsie State Park in close proximity, this property is already holding multiple trophy whitetails and a large flock of resident turkeys. Over 120 acres of the property remain undeveloped, giving a great opportunity for building out additional income streams as a hunting outfitter. Or make it your personal hunting paradise, all while the business makes you money!

Trailhead Station is a newly built 64'x40' building offering another six bedrooms, three bathrooms, a full kitchen, a laundry room, and two living areas. The attention to detail is noticeable in every aspect of Trailhead Station's design and décor, and the long-term demand in bookings shows its immediate success. At the front of the property, ten 80-foot-long camper spots can be rented, offering 50-amp service, on-demand water hook-ups, and a large corral to hold their personal horses they can bring in.

Guests can travel deeper into the hills to stay in a more primitive setting in one of six log cabins or bring their own tent to multiple managed tent camping spots available along the trails. The log cabins are all perched on 20'x20' decks built into hilltops with some of the most breathtaking views imaginable in the Midwest. Each camping spot offers campfire rings and corrals to keep their horses on-site for trail riding. Guests can hike or ride their horses on roughly five miles of trails meandering throughout the property. The trails take you over the hills and through dense hardwood timber draws filled with giant oak and walnut trees, as well as stops along the seasonal creek and crystal clear pond towards the east end of the property. This top-notch operation has all the infrastructure and customer base in place to continue a successful business with great ROI, as well as plenty of untouched land and opportunities for growth. This one you truly need to see to believe! Call today to schedule your private tour!

PROPERTY FEATURES

PRICE: **\$2,499,000** | COUNTY: **FREMONT** | STATE: **IOWA** | ACRES: **169**

- 169 +/- acres in the Loess Hills west of Sydney, Iowa
- Turn-key business opportunity with great ROI in place
- New 64'x40' 6 bed, 3 bath AirBNB-style building (Trailhead Station)
- 2,640 sq. ft. of living space in Trailhead Station
- Ten 80 ft. long camper spots for rent with 50-amp service and water
- Six log cabins on 20'x20' decks scattered throughout the hilltops
- Unforgettable views of the gorgeous Loess Hills countryside
- Multiple tent camping locations managed along the trail system
- Nearly 35-foot-deep clear water pond stocked with bass, crappie, and bluegill
- Plentiful wildlife including a large whitetail deer population
- All infrastructure has been newly built or recently updated



SIX LOG CABINS WITH DECKS



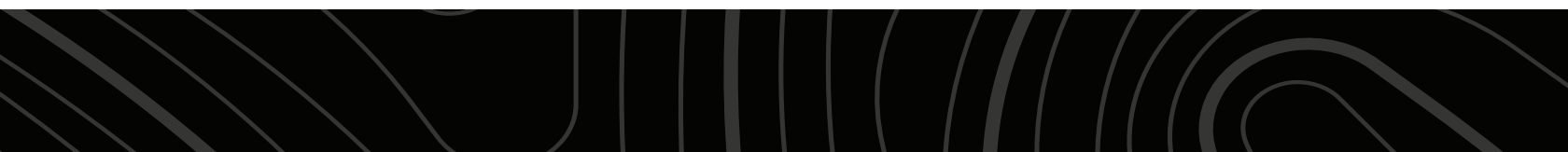
NEW 64'X40' 6 BED 4 BATH BUILDING



TEN 80 FT. LONG CAMPER SPOTS



CORRALS



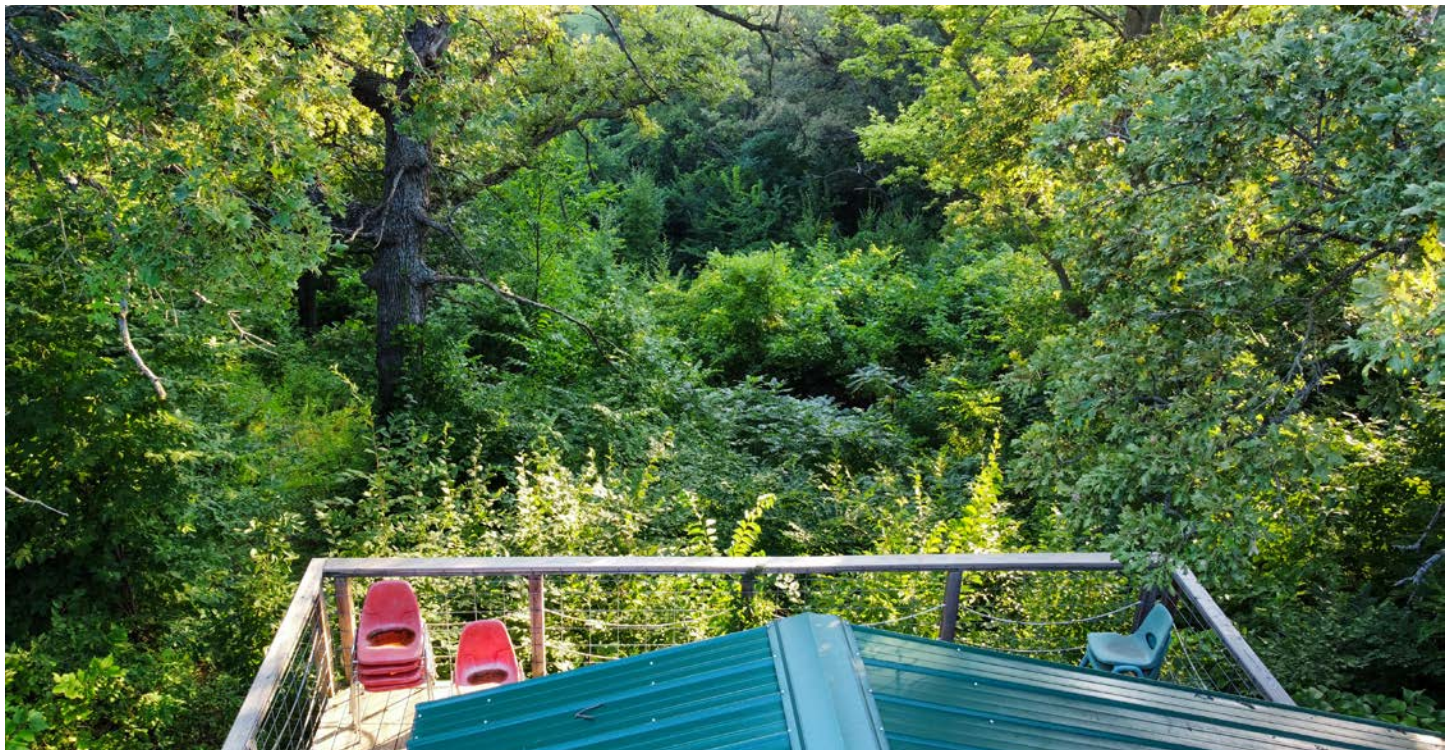
174 +/- ACRES WITH TRAILS



VIEWS OF LOESS HILLS COUNTRYSIDE



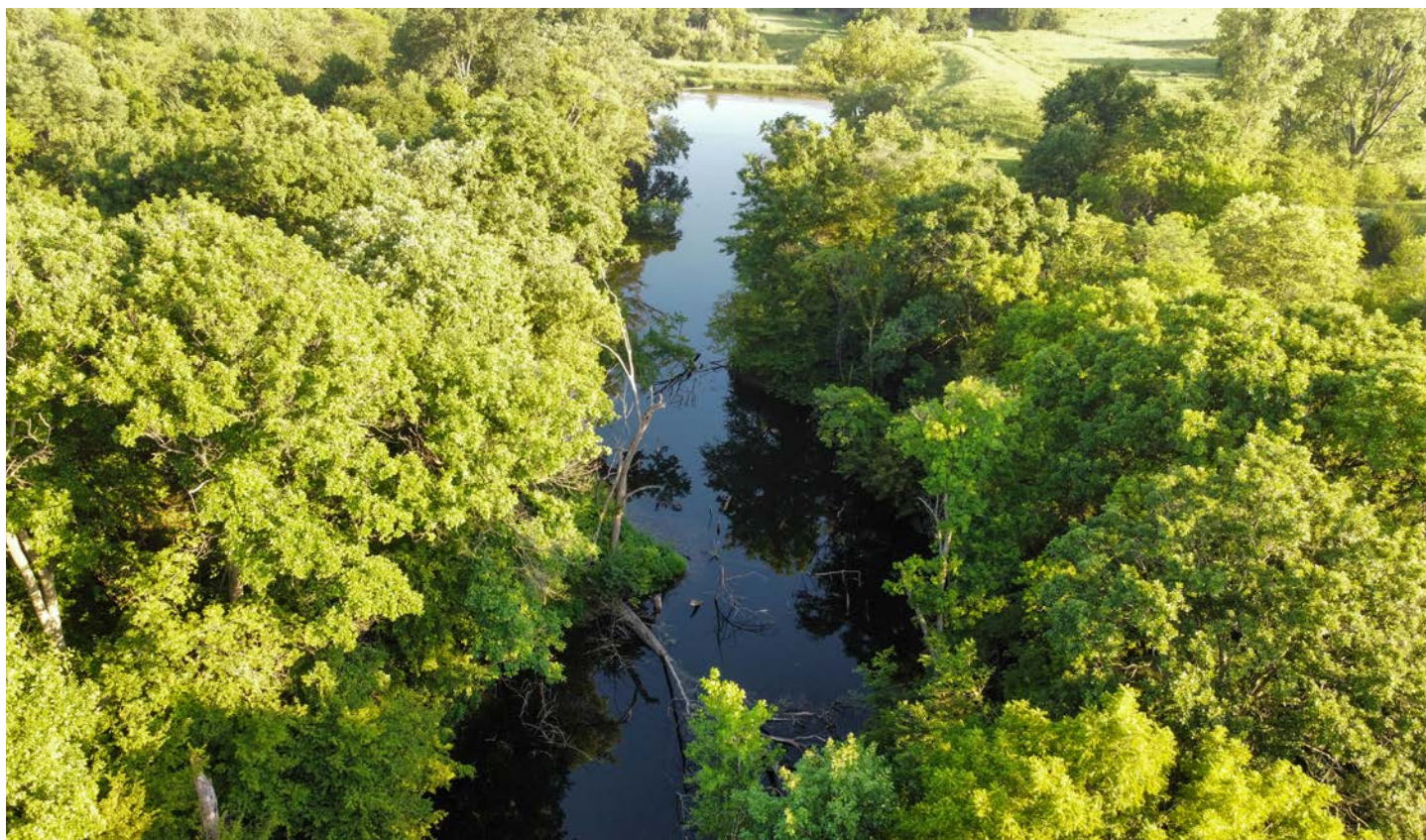
TIMBERED HILLSIDES



36'X56' POLE BARN FOR STORAGE



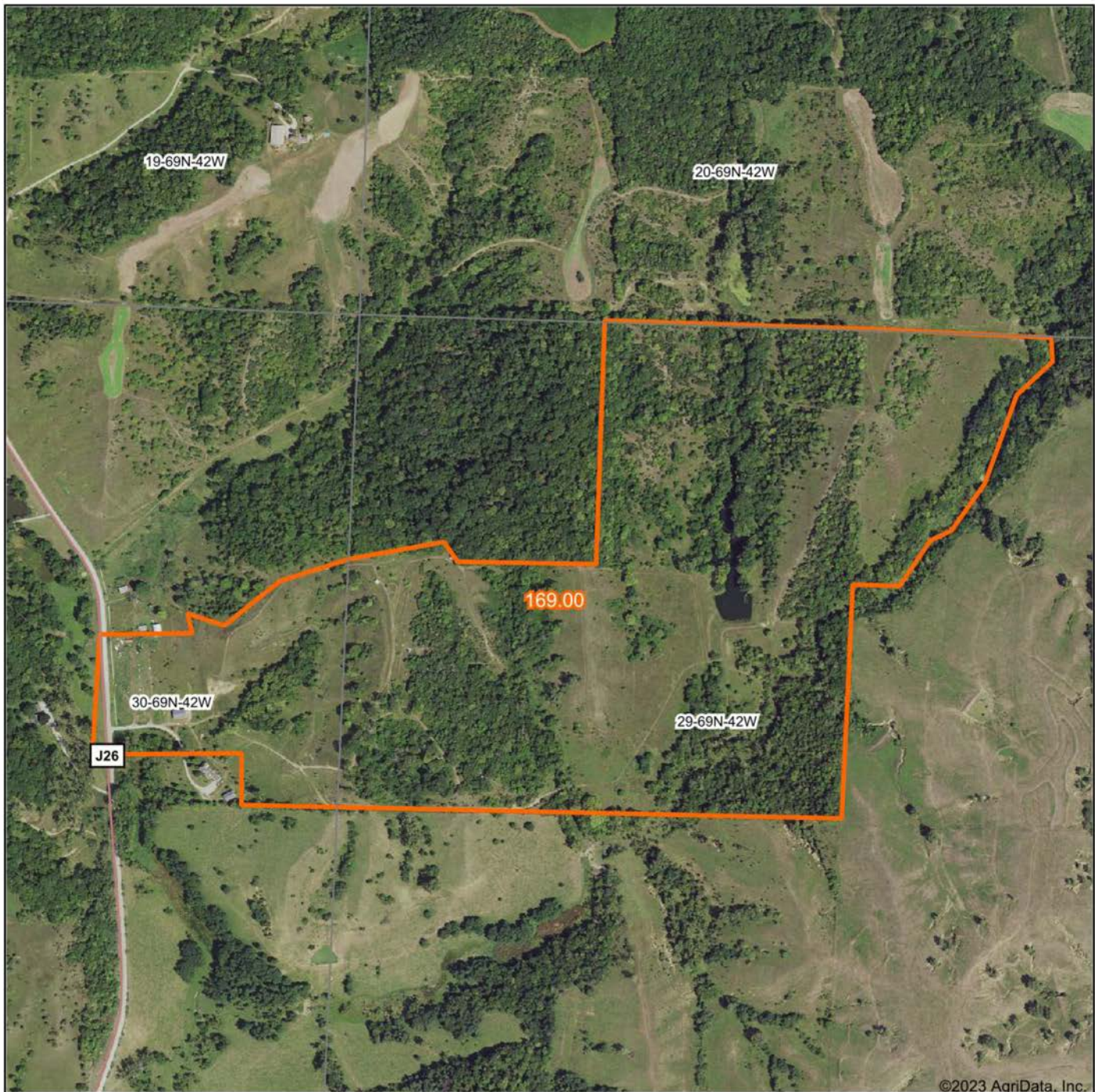
STOCKED POND AND SEASONAL CREEK



TRAIL CAM PICTURES



AERIAL MAP

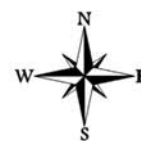


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Boundary Center: 40° 45' 15.5, -95° 42' 13.75



29-69N-42W
Fremont County
Iowa



Maps Provided By:

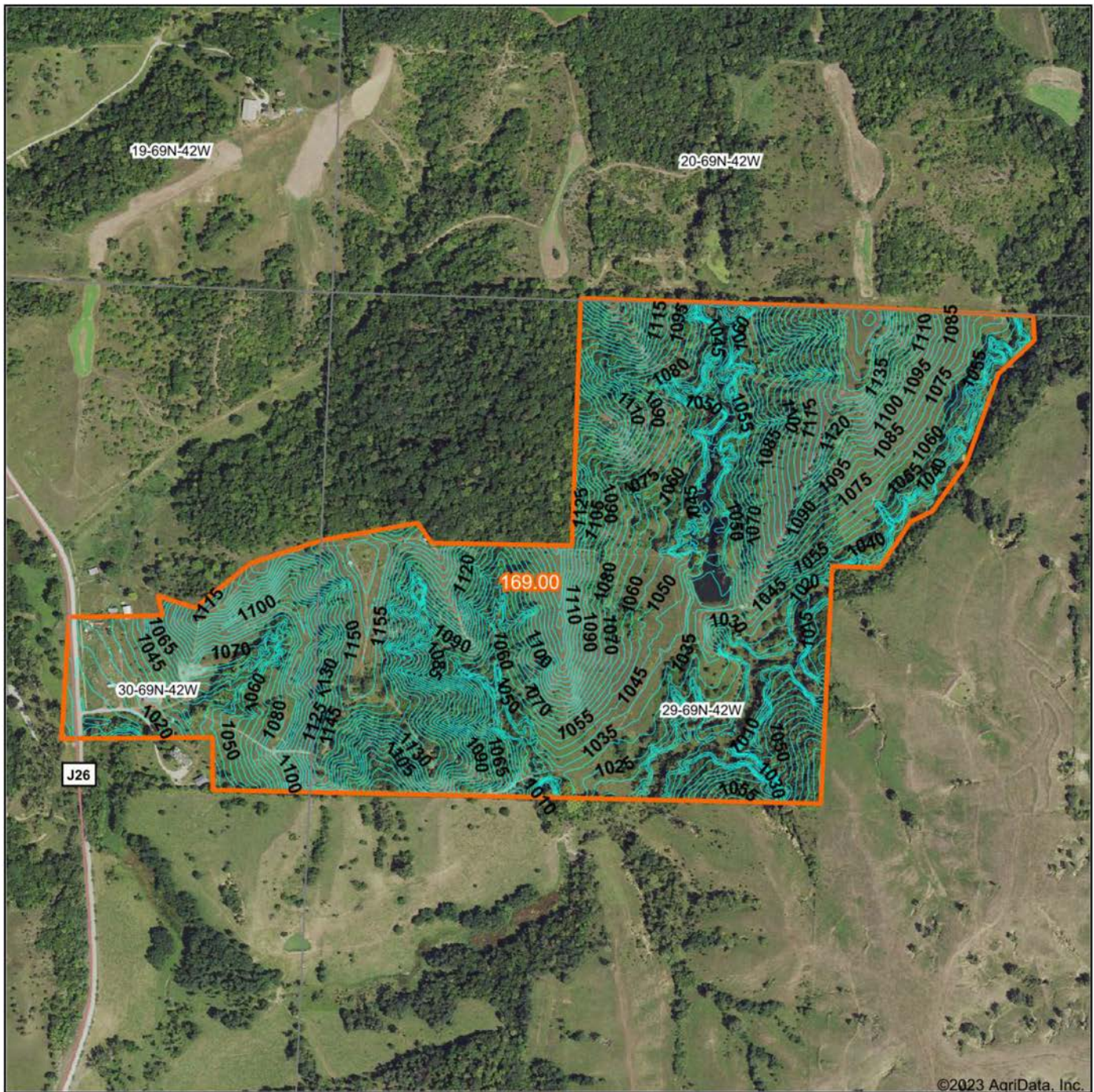


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TOPOGRAPHY MAP

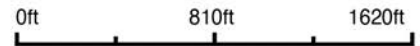


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Maps Provided By:
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Source: USGS 3 meter dem
 Interval(ft): 5.0
 Min: 991.5
 Max: 1,167.5
 Range: 176.0
 Average: 1,076.1
 Standard Deviation: 41.21 ft

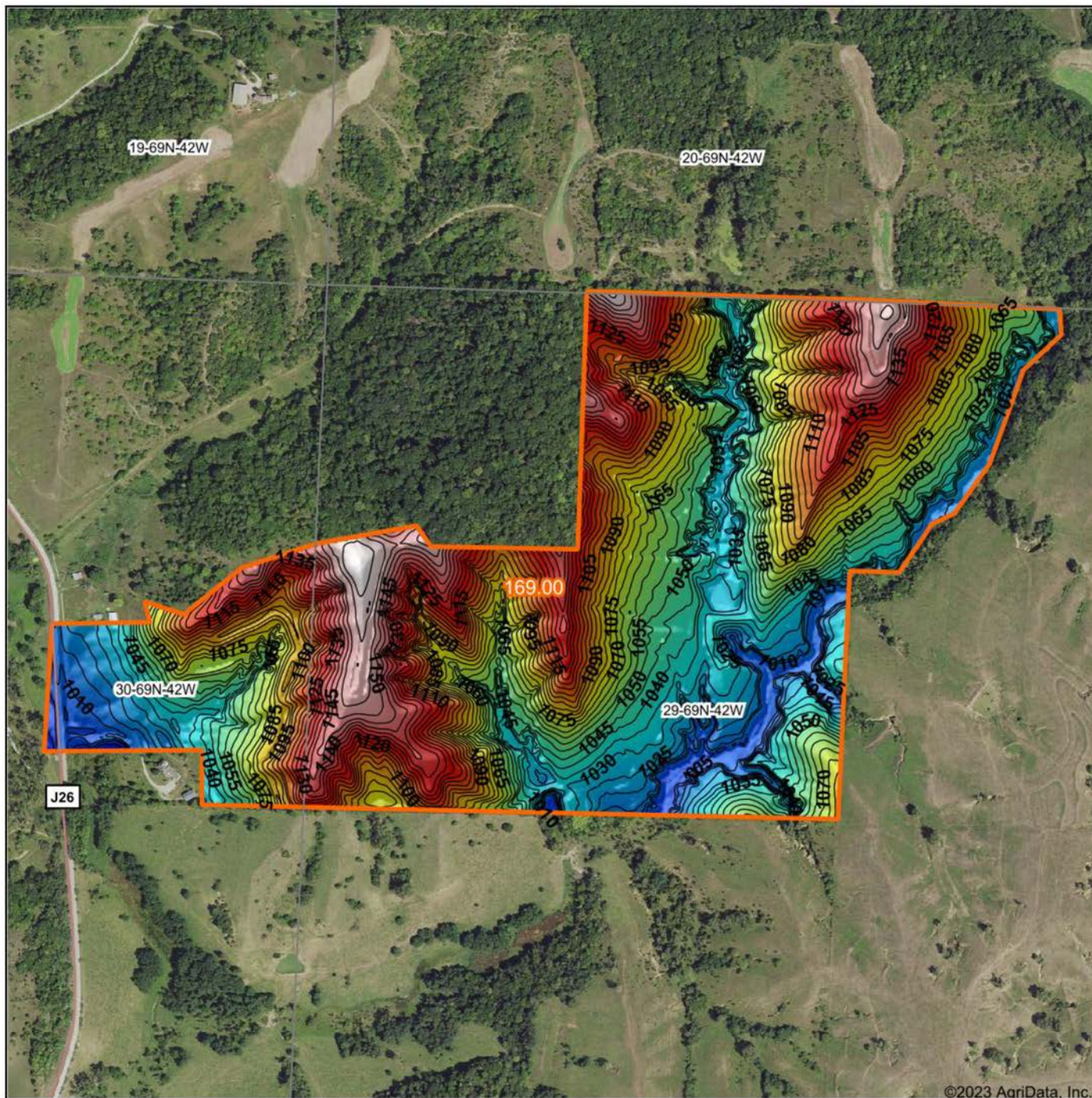


8/9/2023

29-69N-42W
Fremont County
Iowa

Boundary Center: 40° 45' 15.5, -95° 42' 13.75

HILLSHADE MAP



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Source: USGS 3 meter dem
 Interval(ft): 5
 Min: 991.5
 Max: 1,167.5
 Range: 176.0
 Average: 1,076.1
 Standard Deviation: 41.21 ft



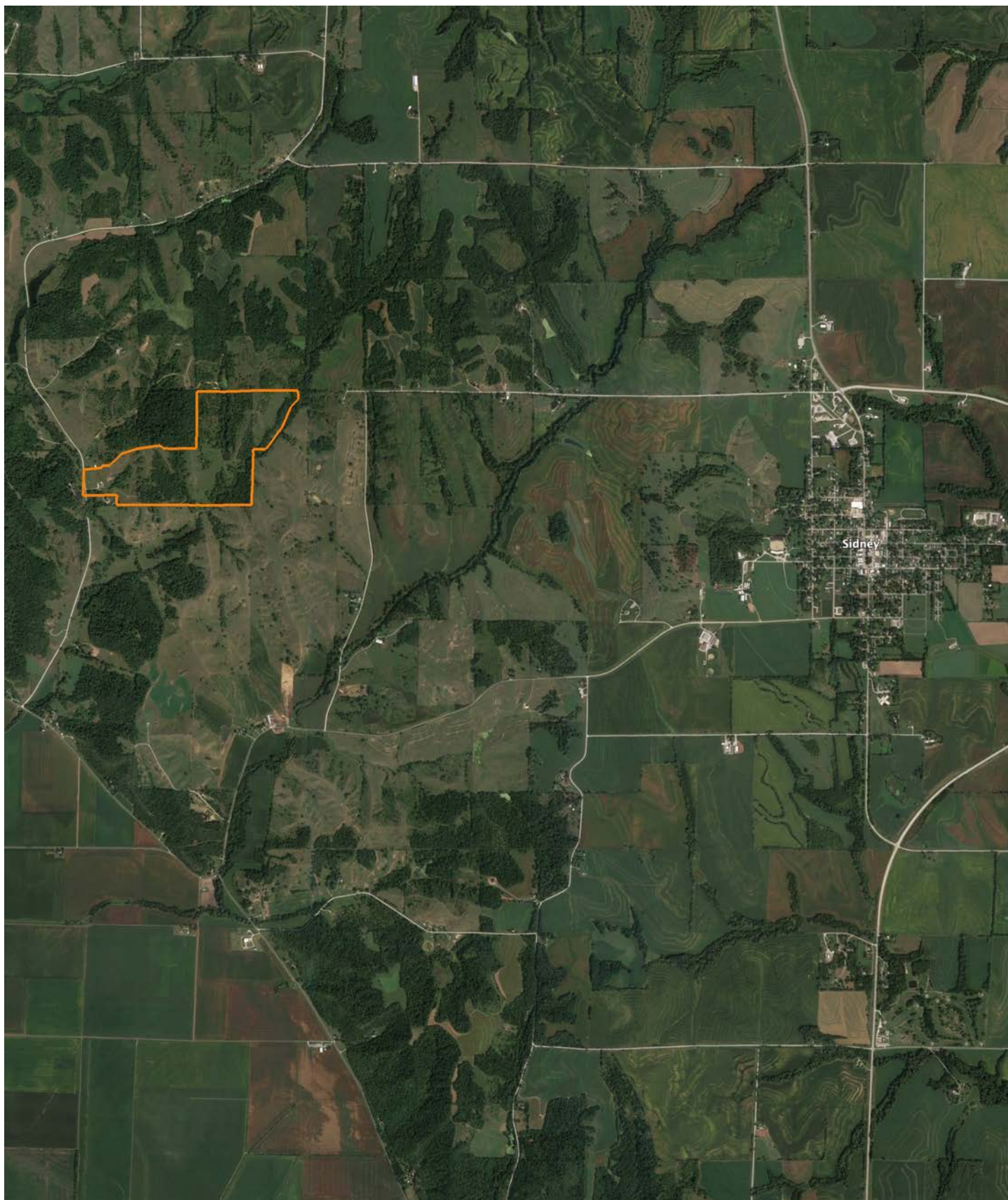
29-69N-42W
Fremont County
Iowa

Boundary Center: 40° 45' 15.5, -95° 42' 13.75

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OVERVIEW MAP



AGENT CONTACT

Jake Crnkovich loves the outdoors. From farming and ranching to serious trophy hunting and management practices, Jake's experiences have set him up to be a model land agent. His outdoor career started by managing the Archery and Hunting Shop at Scheels. From there, he took a sales position with an outdoor and ag equipment company before finally becoming a land agent. At Midwest Land Group, Jake is able to bring his knowledge and passion for the outdoors to the very people who seek it. Raised in Ashland, between Omaha and Lincoln on the Platte River, Jake went to Ashland-Greenwood High School and the University of Nebraska at Lincoln. Today, he lives in Ashland with his wife, Nicole, their two daughters, Mackenna and Natallie, and three dogs.

When not building selling land, Jake enjoys spending time bowhunting, waterfowl hunting, competing in archery and bowfishing tournaments, fishing, airboating, dog training, camping, and enjoying sports with his family. A member of Ducks Unlimited, Bowfishers of Nebraska, Bowfishing Association of America, Nebraska Bowhunters Association, and the Sportsman's Alliance, Jake is an expert at precision bow tuning (from setup to shooter training) and excels at dissecting properties to find the best usage for the different seasons. With his diverse background in sales and customer service, Jake is able to quickly relate and cater to anyone who shares his passion for the outdoors. If this sounds like you, be sure to give Jake a call.



JAKE CRNKOVICH,
LAND AGENT

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