

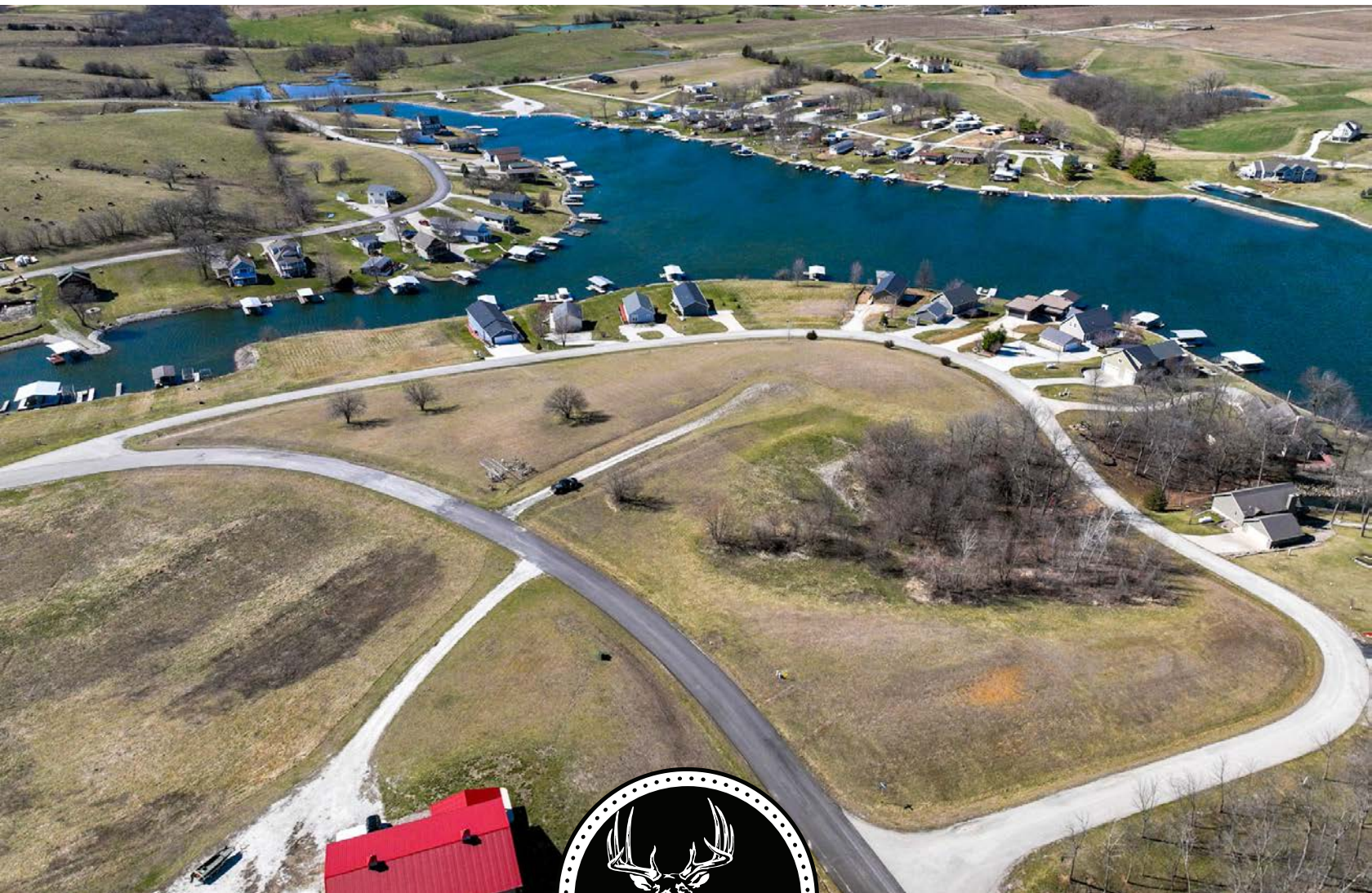
MIDWEST LAND GROUP PRESENTS

1 ACRE IN

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# RINGGOLD COUNTY IOWA

2060 LAKE CIR & 2060A BIG BEND RD, ELLSTON, IA 50074



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# BEAUTIFUL BUILD SPOT AT SUN VALLEY LAKE

Great opportunity to buy 2 parcels on Sun Valley Lake, a private lake development in Southern Iowa boasting 500 +/- acres and 17 miles of shoreline of a protected man-made watershed. You are definitely getting the most bang for your buck with this 2 parcel property in Ringgold County. These parcels are highly desirable for the beauty and location and flat building surface as well as the tax benefits of costing less being off the lake but

still with the lake views. The main parcel sits on top of a hill overlooking beautiful views of the lake and wooded areas along with the opportunity for some stunning sunsets. With a little over 1/2 an acre, this site is ready to build your dream home on. Fiber optic, electricity, septic, and water are to the lot line. The 2nd parcel is only a short walk away and sets down below the main property with lake access and a boat lift included.



# PROPERTY FEATURES

PRICE: **\$84,000** | COUNTY: **RINGGOLD** | STATE: **IOWA** | ACRES: **1**

- 2 parcels
- 1 acre total
- Septic & water at lot line
- Electricity at lot line
- Fiber optic at lot line
- Beautiful views
- Hilltop build spot
- Lake views
- Lake access
- Boat lift included
- Fishing opportunities
- Boating opportunities
- Outdoor activities
- Annual taxes \$832
- HOA annual fees \$1,000



# HILLTOP BUILD SPOT

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# LAKE ACCESS

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# BEAUTIFUL VIEWS

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# AERIAL MAP



# TOPOGRAPHY MAP

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## AGENT CONTACT

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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](mailto:KBrant@MidwestLandGroup.com)



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## MidwestLandGroup.com

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