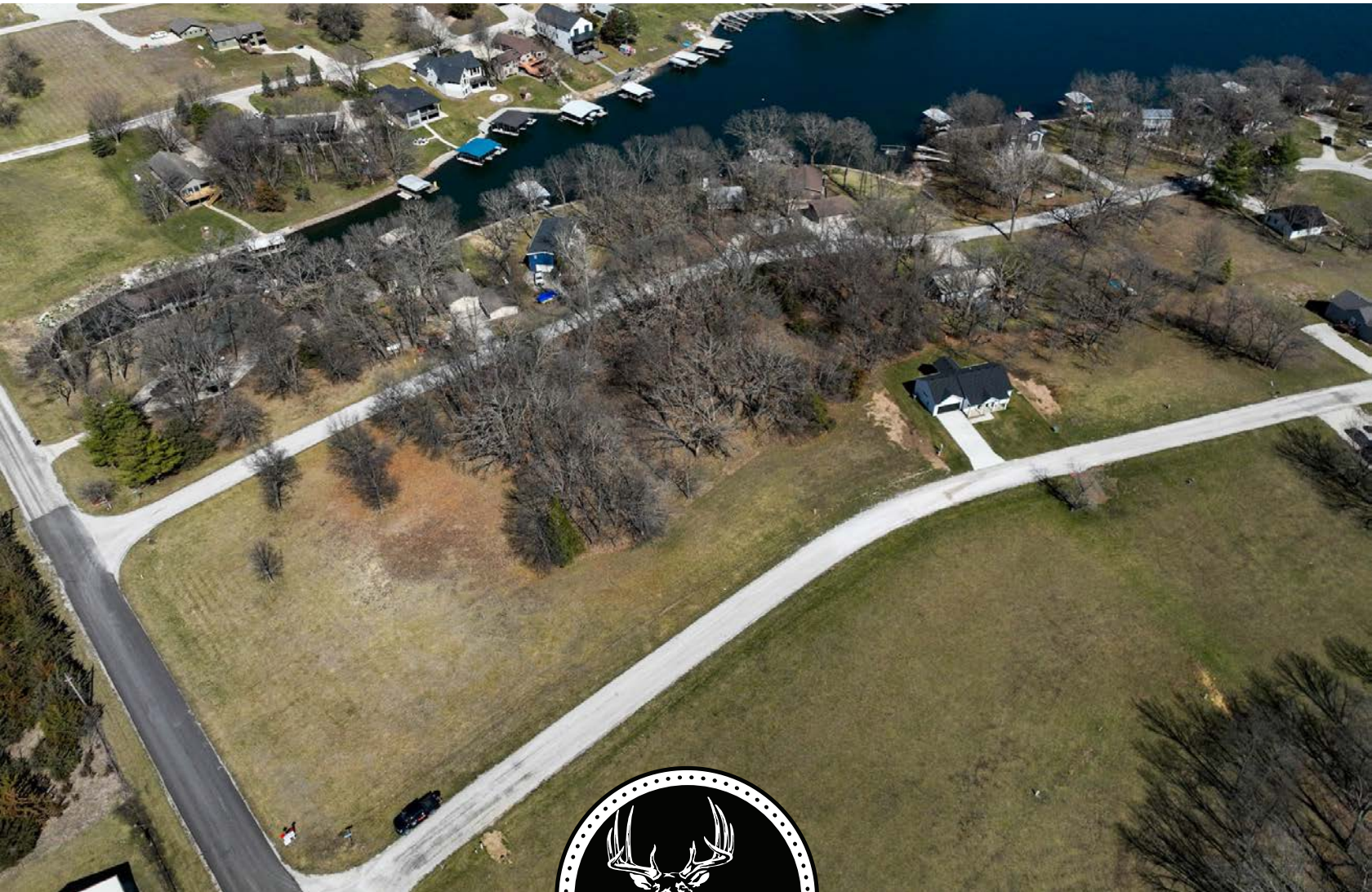


MIDWEST LAND GROUP PRESENTS

.275 ACRES IN

RINGGOLD COUNTY IOWA

HILLCREST DR, ELLSTON, IA 50074



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL BUILD SPOT ON SUN VALLEY LAKE

Beautiful buildable lot at Sun Valley Lake, cleared of brush and debris and ready to build! The off-water lot is set high upon a hillside with views of trees and a lake view. A large spacious lot to accommodate a nice-sized home. Whether you are looking to build your dream lake home or just have Sun Valley Lake

Association privileges, this lot is available and in your price range. This one is a level lot very close to the dam, dock, beach, and playground area. Utilize all this private lake has to offer with recreation and a small community. Fishing, boating, walking, and biking are all at your fingertips.



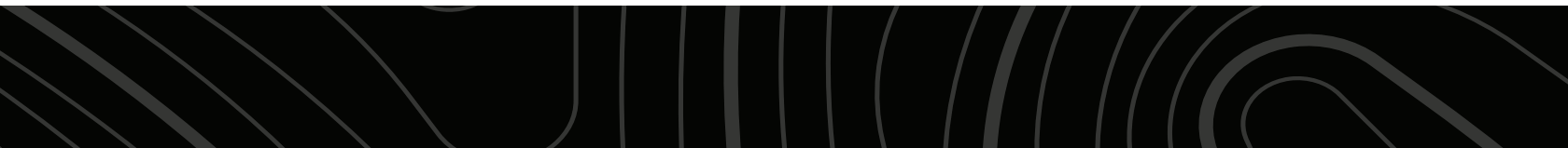
PROPERTY FEATURES

PRICE: **\$29,000** | COUNTY: **RINGGOLD** | STATE: **IOWA** | ACRES: **.275**

- Beautiful build spot
- .275 acres
- Paved roads
- Some trees on property for privacy
- Access to Sun Valley Lake
- Electrical at property
- Water at property
- Beautiful views of the lake
- Mount Ayr School district
- Annual taxes \$150



BEAUTIFUL BUILD SPOT



ACCESS TO SUN VALLEY LAKE



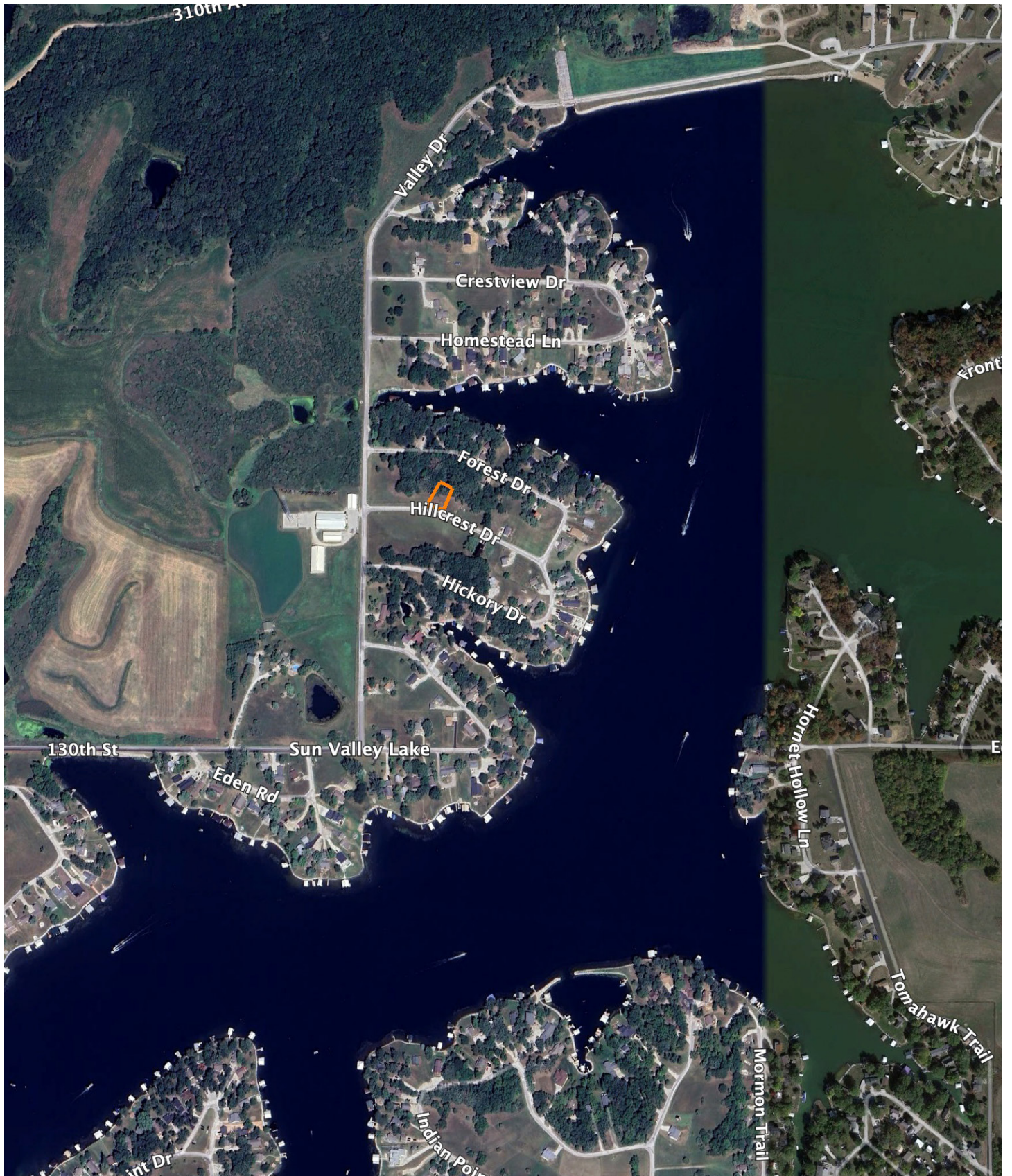
ADDITIONAL PHOTOS



AERIAL MAP



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

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MidwestLandGroup.com

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