

MIDWEST LAND GROUP PRESENTS

5 ACRES IN

FREMONT COUNTY IOWA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

UPDATED AND SPACIOUS FARMHOUSE IN THE LOESS HILLS NEAR SIDNEY, IOWA

Set in a valley in the Loess Hills, this acreage is a must-see country diamond! The home, on 5 +/- acres with many tree species, has 19 rooms including 6 bedrooms, another bedroom converted to an office, 6 bathrooms, and a huge naturally lit sunroom. Built in 1906, the original house was moved 3 miles in 1995, set on a newly poured foundation, and taken down to the studs. It was rebuilt with all-new plumbing, electricity, and drywall. In 2005, an approximately 2,000 square foot addition was completed.

To keep its old-world charm, the owners used authentic 10" baseboards and matched carpentry work throughout the home. There are two massive master suites, each with a private bathroom and extra closet space. A large living room with plate glass windows brings the outside world into view. The cozy sunroom is 30 feet long and connects with a large patio. A 57'x36' outbuilding is also included. All utilities, including well and septic, have been updated, making this a turn-key home ready for new owners!



PROPERTY FEATURES

PRICE: **\$735,000** | COUNTY: **FREMONT** | STATE: **IOWA** | ACRES: **5**

- 6 bed, 6 bath home on 5 +/- acres
- Nestled in the Loess Hills near Sidney, IA
- Less than an hour from Omaha and Lincoln
- Huge main floor master bedroom and bathroom
- Second living area and attached deck upstairs
- Large living room and formal dining area
- Beautiful and cozy sunroom overlooking the backyard
- Attached oversized two-car garage
- All completely updated utilities
- New well and oversized septic
- Newer poured foundation
- Over 1,900 ft and tall ceilings in the unfinished basement
- Newer 57'x36' pole barn



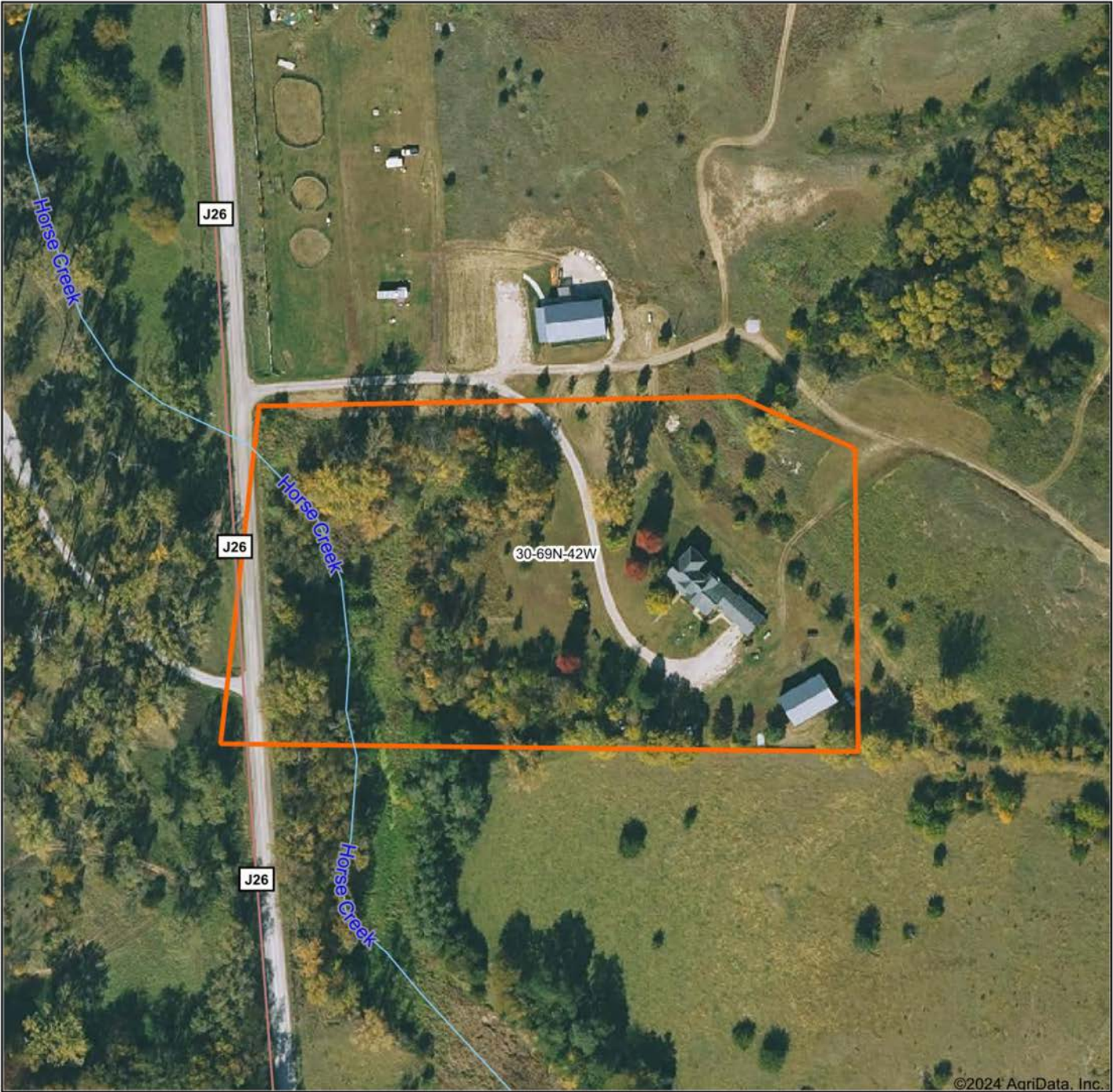
6 BED, 6 BATH HOME



57'X36' POLE BARN FOR STORAGE



AERIAL MAP



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Boundary Center: 40° 45' 4.36, -95° 42' 40.72

0ft 178ft 357ft

30-69N-42W
Fremont County
Iowa



5/16/2024



Maps Provided By:



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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

402.670.0504

JCrnkovich@MidwestLandGroup.com



MidwestLandGroup.com

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