

MIDWEST LAND GROUP PRESENTS

40 ACRES
POTTAWATTAMIE COUNTY, IA

11688 425TH STREET, MACEDONIA, IOWA, 51549



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

CUSTOM HOME ON 40 ACRE TIMBERED OASIS NEAR CARSON, IOWA

Enjoy peace and quiet in the timbered hills of western Iowa with this tucked-away custom ranch home on 40 +/- acres near Carson. This extremely private property sits on a dead-end road just over a mile from Highway 59, a few miles from Macedonia and Carson, and only 30 minutes from Council Bluffs. This rare, wooded acreage consists of mostly oak, walnut, and other hardwood timbers and is surrounded by easy food sources, making it a wildlife haven. Enjoy hunting and wildlife viewing opportunities right where you live with great resident populations of trophy deer and turkeys already calling this property home. An established trail system carries you to every corner of the property, offering easy enjoyment of all that you own.

The custom-built ranch home boasts over 3,700 square feet of finished living space, including 3 bedrooms, a main floor office, 3 bathrooms, a 3 car garage, and a finished walk-out basement. Upstairs, you'll find a gorgeous eat-in kitchen loaded with windows for plenty

of views and natural light. Or, take breakfast outside and enjoy the views from the large deck off the dining area. The massive master bedroom includes a luxurious primary bath and a large walk-in closet with access to the main-floor laundry room. Keep your house cozy with the centrally placed wood-burning stove. A large formal dining area sits just off the large family room, as well as a beautiful office to round out the main floor. Downstairs, you'll find a finished, open-concept basement with an attached wet bar, two more bedrooms, a full bathroom, and plenty of storage in the unfinished space. Then, walk outside to the custom paver patio complete with river rock landscaping and a fire pit to enjoy those cool, quiet evenings in the country. Just past the home, an oversized detached 3 car garage sits waiting for finishing touches. The garage is mostly insulated with plenty of space to finish a shop or living area, including bathroom stub-ins. A large custom home on a timbered acreage so close to the metro is a rare find! Don't miss out on this opportunity!



PROPERTY FEATURES

PRICE: **\$950,000** | COUNTY: **POTTAWATTAMIE** | STATE: **IOWA** | ACRES: **40**

- Private custom home on 40 +/- acres near Carson, IA
- Just over one mile from Highway 59 near Macedonia, IA
- Only 30 minutes from the Council Bluffs Metro
- Dead-end road access creates total privacy
- Mostly timbered acres lush with oak, walnut, and other hardwoods
- Timber is loaded with wildlife including deer and turkeys
- Established trail system carries you to every corner of the property
- Custom-built ranch home with over 3,700 sq. ft. of living space
- 3 bedrooms, 3 bathrooms, 3 car garage, and main floor office
- Massive master bedroom with primary bath, walk-in closet, and laundry room
- Luxurious eat-in kitchen with dining area and walk-out to custom deck
- Large family room complete with formal dining
- Cozy main floor wood-burning stove
- Finished walk-out basement with wet bar and ample storage
- Two basement bedrooms and a full bathroom
- Huge open-concept rec area with walk-out
- Custom paver patio with fire pit and river rock landscaping
- Detached oversized, insulated 3 car garage with bathroom stub-in



PRIVATE CUSTOM HOME

The custom-built ranch home boasts over 3,700 square feet of finished living space, including 3 bedrooms, a main floor office, 3 bathrooms, a 3 car garage, and a finished walk-out basement.



MASSIVE MASTER BEDROOM



WOOD-BURNING STOVE



LUXURIOUS EAT-IN KITCHEN



FINISHED WALK-OUT BASEMENT



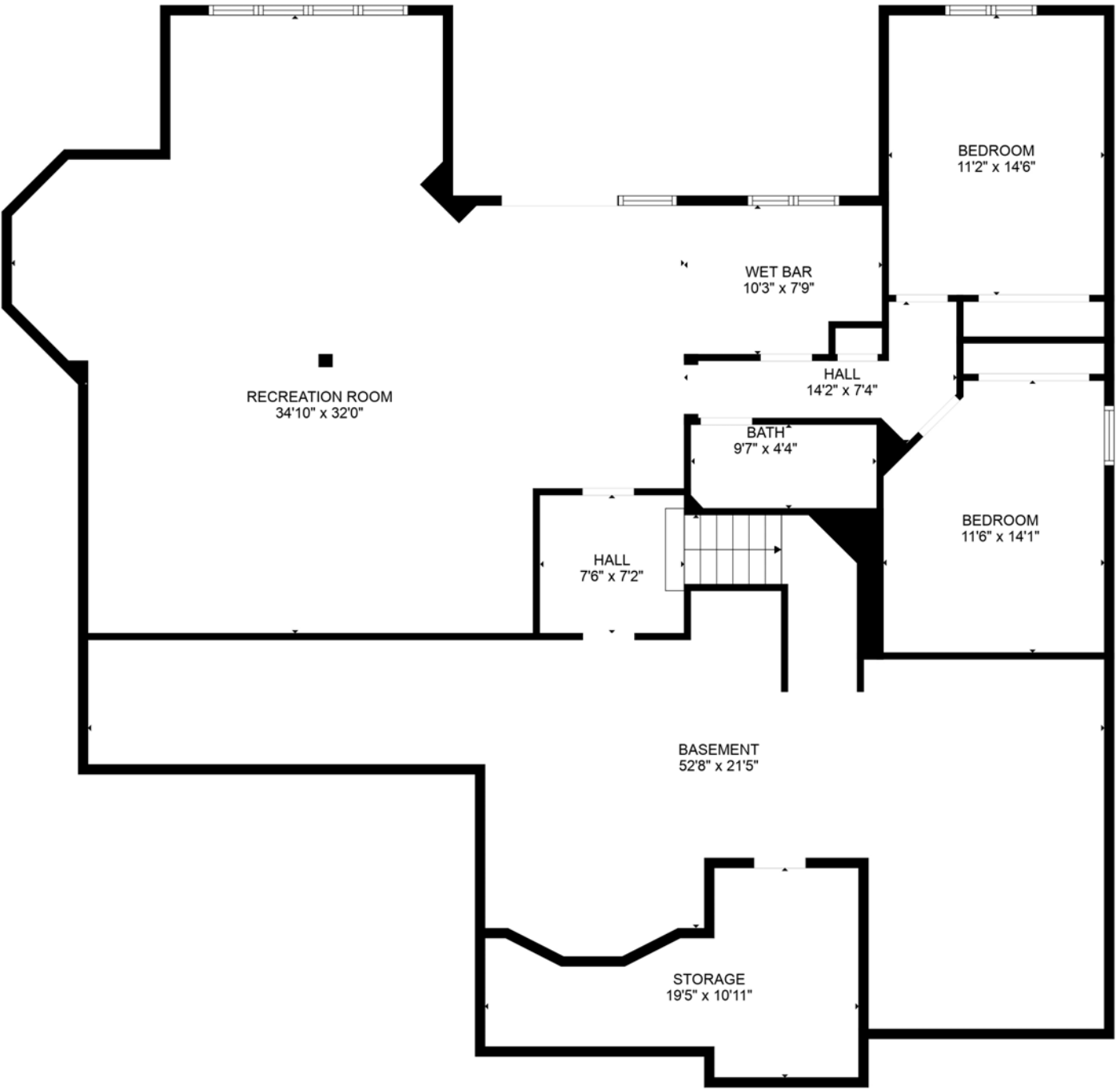
CUSTOM DECK & PAVER PATIO



40 +/- ACRES



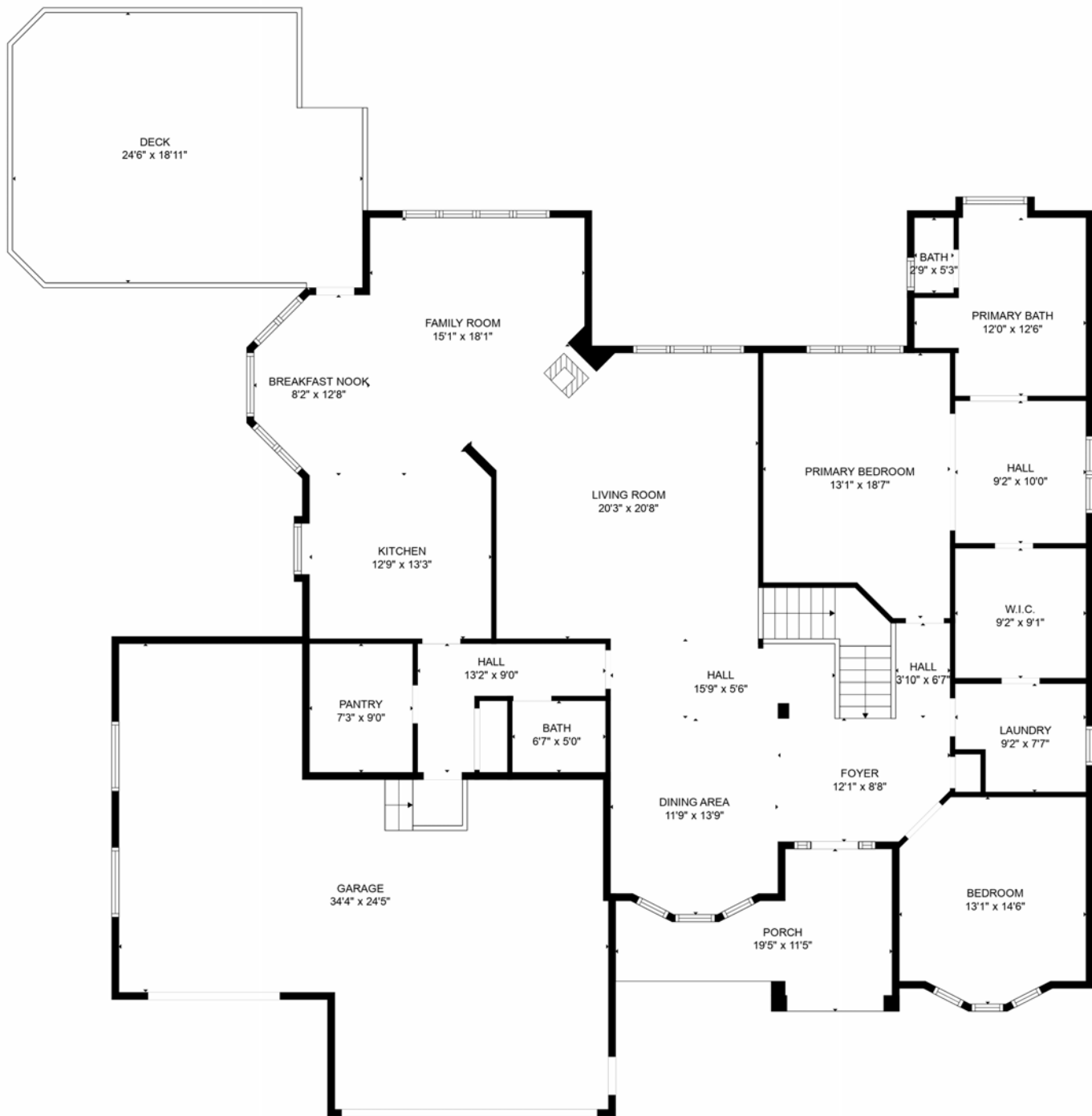
FLOOR PLAN - 1ST FLOOR



TOTAL: 3700 sq. ft
BELOW GROUND: 1441 sq. ft, FLOOR 2: 2259 sq. ft
EXCLUDED AREAS: STORAGE: 156 sq. ft, BASEMENT: 695 sq. ft, GARAGE: 788 sq. ft,
PORCH: 145 sq. ft, DECK: 431 sq. ft, BAY WINDOW: 8 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

FLOOR PLAN - 2ND FLOOR



TOTAL: 3700 sq. ft

BELOW GROUND: 1441 sq. ft, FLOOR 2: 2259 sq. ft

EXCLUDED AREAS: STORAGE: 156 sq. ft, BASEMENT: 695 sq. ft, GARAGE: 788 sq. ft,
PORCH: 145 sq. ft, DECK: 431 sq. ft, BAY WINDOW: 8 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

AERIAL MAP



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Boundary Center: 41° 11' 3.77, -95° 22' 38.69

0ft 567ft 1135ft



Maps Provided By:



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30-74N-39W
Pottawattamie County
Iowa



9/4/2024

TOPOGRAPHY MAP



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Source: USGS 1 meter dem

Interval(ft): 5.0

Min: 1,114.7

Max: 1,180.8

Range: 66.1

Average: 1,160.4

Standard Deviation: 15.98 ft

0ft 371ft 742ft

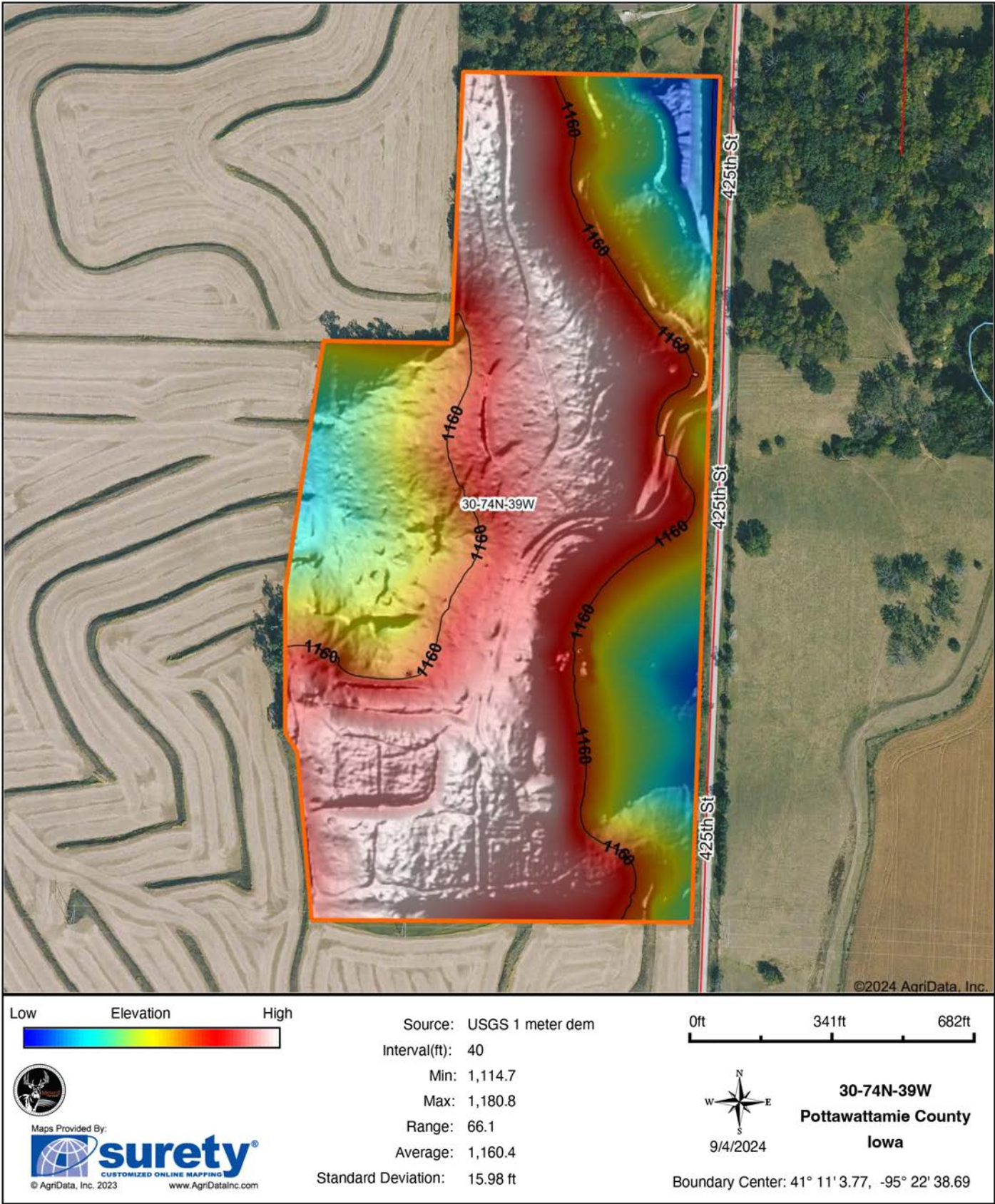


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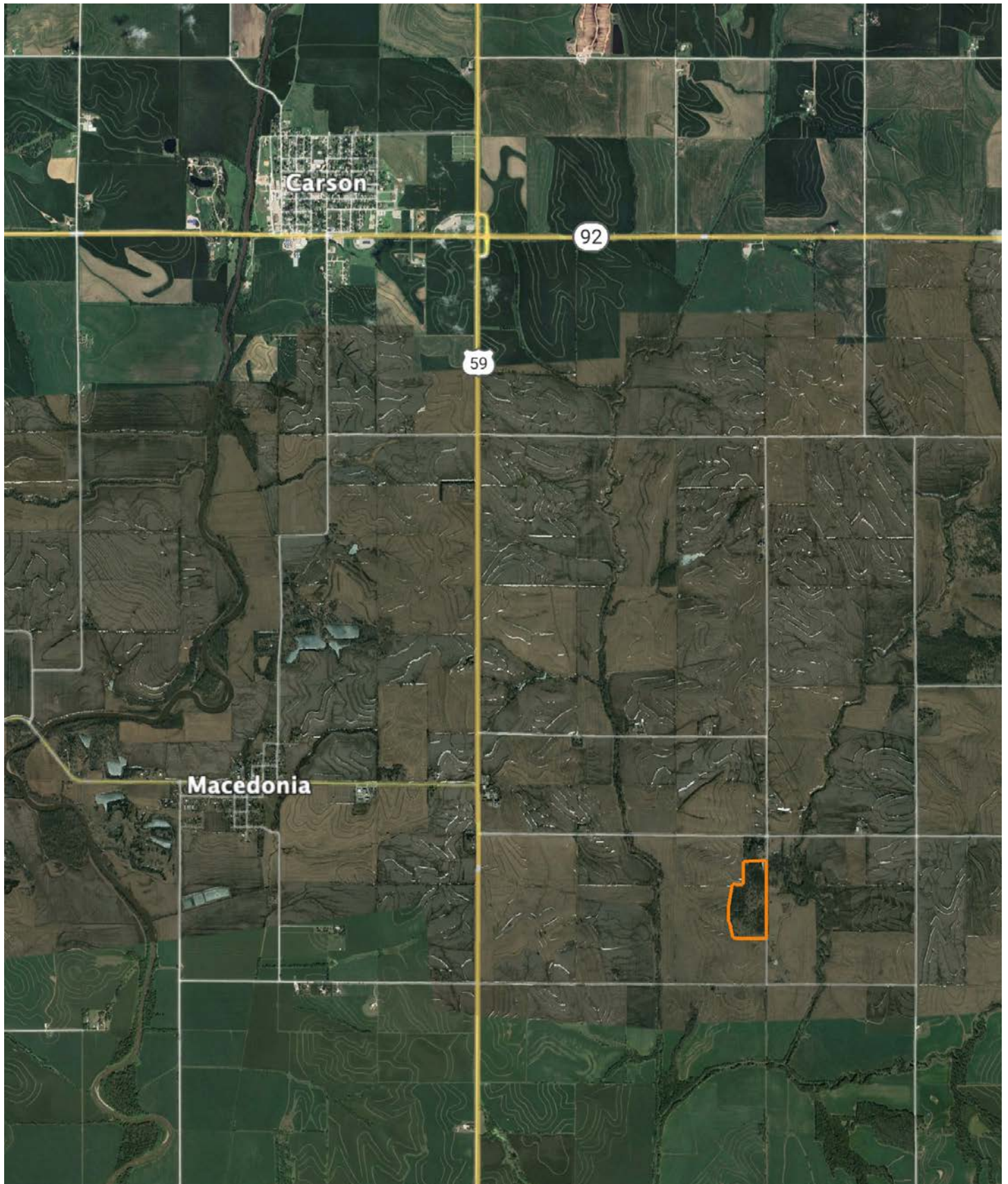
30-74N-39W
Pottawattamie County
Iowa

Boundary Center: 41° 11' 3.77, -95° 22' 38.69

HILLSHADE MAP



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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