

MIDWEST LAND GROUP PRESENTS

5 ACRES

CHEROKEE COUNTY, IA

4648 W AVENUE, AURELIA, IOWA, 51005



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

DREAM SHOP HOUSE ON 5 +/- ACRES

This premier property is nothing short of incredible! First, let's explore over 6,600 square feet under one roof! The beautiful home boasts a massive great room with towering vaulted ceilings finished in a modern rustic fashion. Large enough for gathering friends and family throughout the year with plenty of space yet cozy enough to feel like a cabin in the woods when sitting around the stone fireplace with a hot cup of coffee. The open-concept kitchen and dining room tie in nicely, allowing for multiple seating locations around the table, high-top counter, or along the bar window.

No need to worry about the stairs, the laundry is on the main floor. The master suite with an attached bath is perfectly situated adjacent to the kitchen but just far enough for privacy with timbered views through the walkout doors to the west. An additional bath on the main floor and ample storage space in the laundry or utility room. Upstairs you will find 3 more large bedrooms and

3rd bath. Moving out to the heated 1,650-square-foot shop you will find 3 stalls, a workspace, and a separate fourth stall perfect for the side-by-side, and storage in the loft. And finally, the man cave or guest suite! This awesome space has 2 bedrooms, a bathroom, a living room, and a full kitchen! Make your company feel right at home when they stay over. You will need all this space to share the enjoyment of the backyard. Whether you are sitting around the stamped concrete fire pit, hanging out on the massive 900 square foot wraparound deck with a Jacuzzi hot tub watching the sunset, or enjoying the hot summer days in your 60'x48' in-ground pool this is truly a spectacular property!

Contact the Listing Agent Jordan Petersen at (712) 631-5887 for a private tour. Shown by appointment and qualification only.



PROPERTY FEATURES

PRICE: **\$812,000** | COUNTY: **CHEROKEE** | STATE: **IOWA** | ACRES: **5**

- Newer home and shop all under one roof
- Over 6,600 square feet
- Roof is 26 gauge heavy-duty steel
- Guest suite with amenities
- Just under 900 square foot deck
- 8 person Jacuzzi hot tub sunken into deck
- 4 bedroom, 4 bathroom
- 60'x48' in-ground pool
- 25-year commercial pool liner
- Stamped concrete walkway and fire pit
- Exquisite landscaping
- Propane heated shop/garage
- Massive great room
- Electric fireplace
- 5 +/- acres
- Well water
- Paved road frontage
- Northwest Communications Internet
- Iowa Lakes Electric
- New high-end appliances included
- Alta-Aurelia School district
- 15 minutes from downtown Cherokee

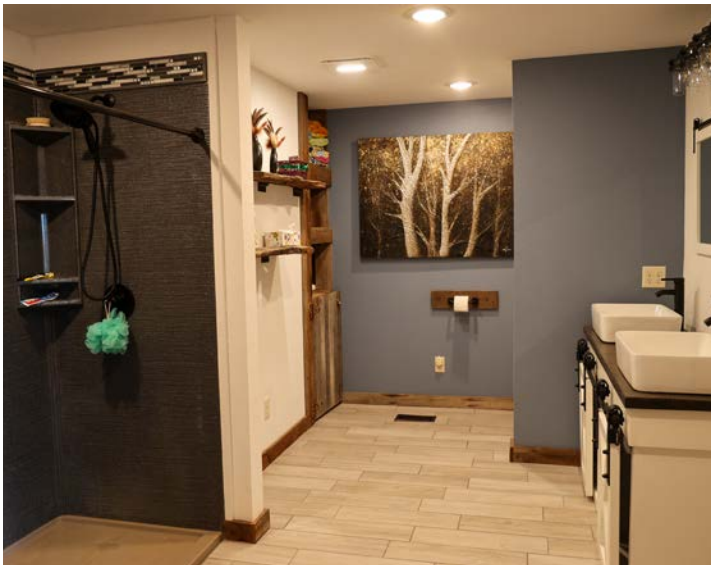


6,600 SQUARE FOOT SHOP-HOUSE

There is over 6,600 square feet under one roof! The beautiful home boasts a massive great room with towering vaulted ceilings finished in a modern rustic fashion. Large enough for gathering friends and family throughout the year with plenty of space yet cozy enough to feel like a cabin in the woods when sitting around the stone fireplace.



INTERIOR HOME PHOTOS

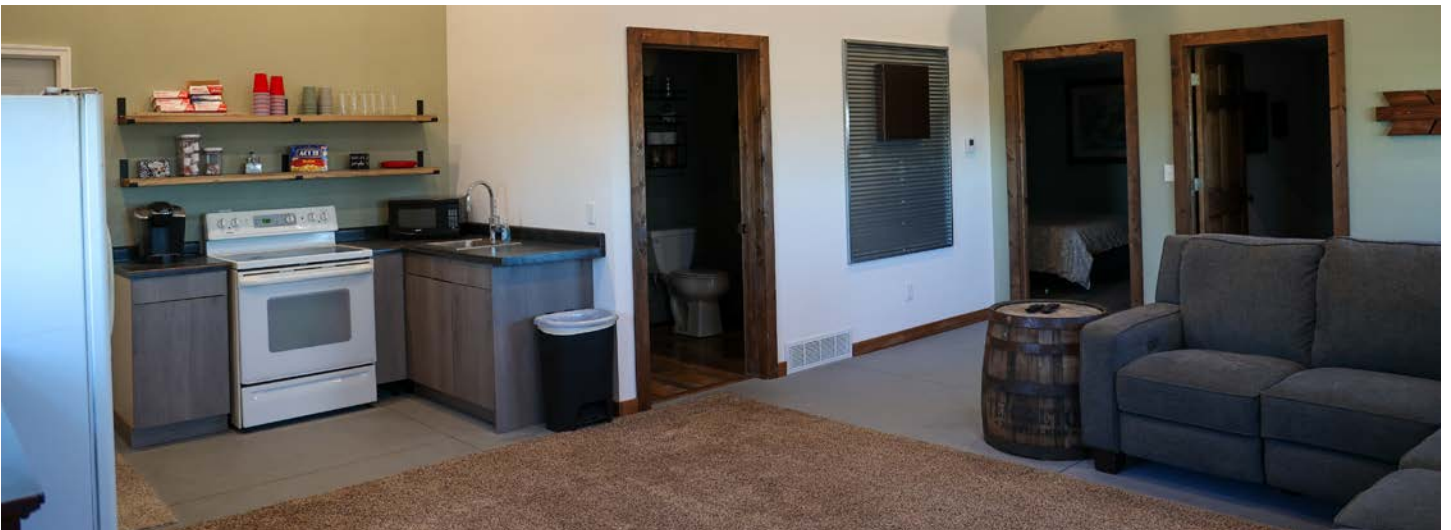


ADDITIONAL HOME PHOTOS



1,650-SQUARE-FOOT SHOP WITH MAN CAVE

The heated 1,650-square-foot shop you will find 3 stalls, a workspace, and a separate fourth stall perfect for the side-by-side, and storage in the loft. And finally, the man cave or guest suite! This awesome space has 2 bedrooms, a bathroom, a living room, and a full kitchen! Make your company feel right at home when they stay over.



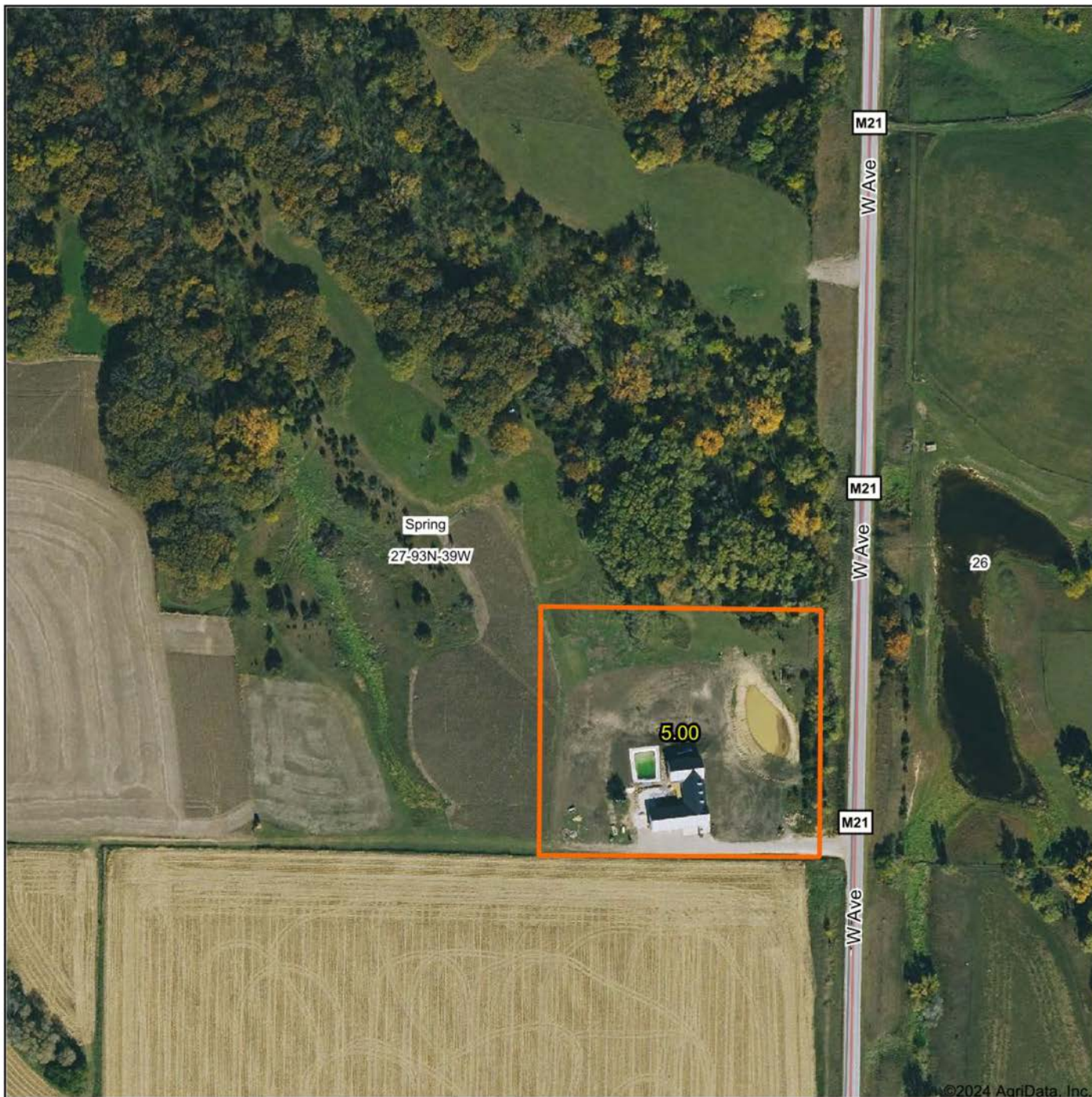
60'X48' IN-GROUND POOL



5 +/- ACRES



AERIAL MAP



Boundary Center: 42° 50' 38.5, -95° 25' 42.87

0ft 276ft 553ft



Maps Provided By:



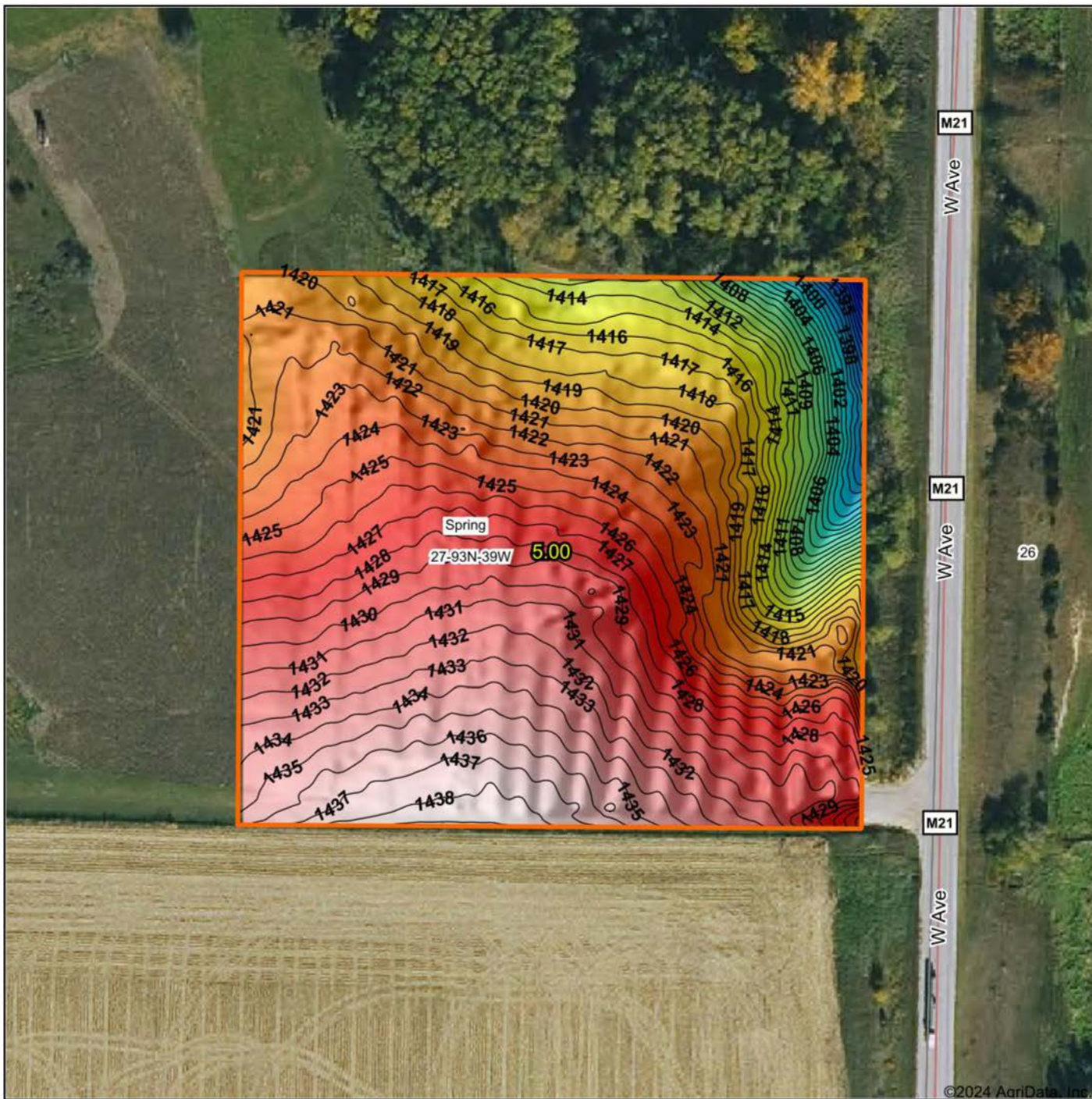
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27-93N-39W
Cherokee County
Iowa



12/12/2024

HILLSHADE MAP

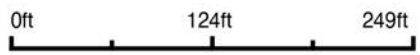


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Maps Provided By:
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 CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
 Interval(ft): 1
 Min: 1,391.1
 Max: 1,439.3
 Range: 48.2
 Average: 1,424.5
 Standard Deviation: 8.43 ft

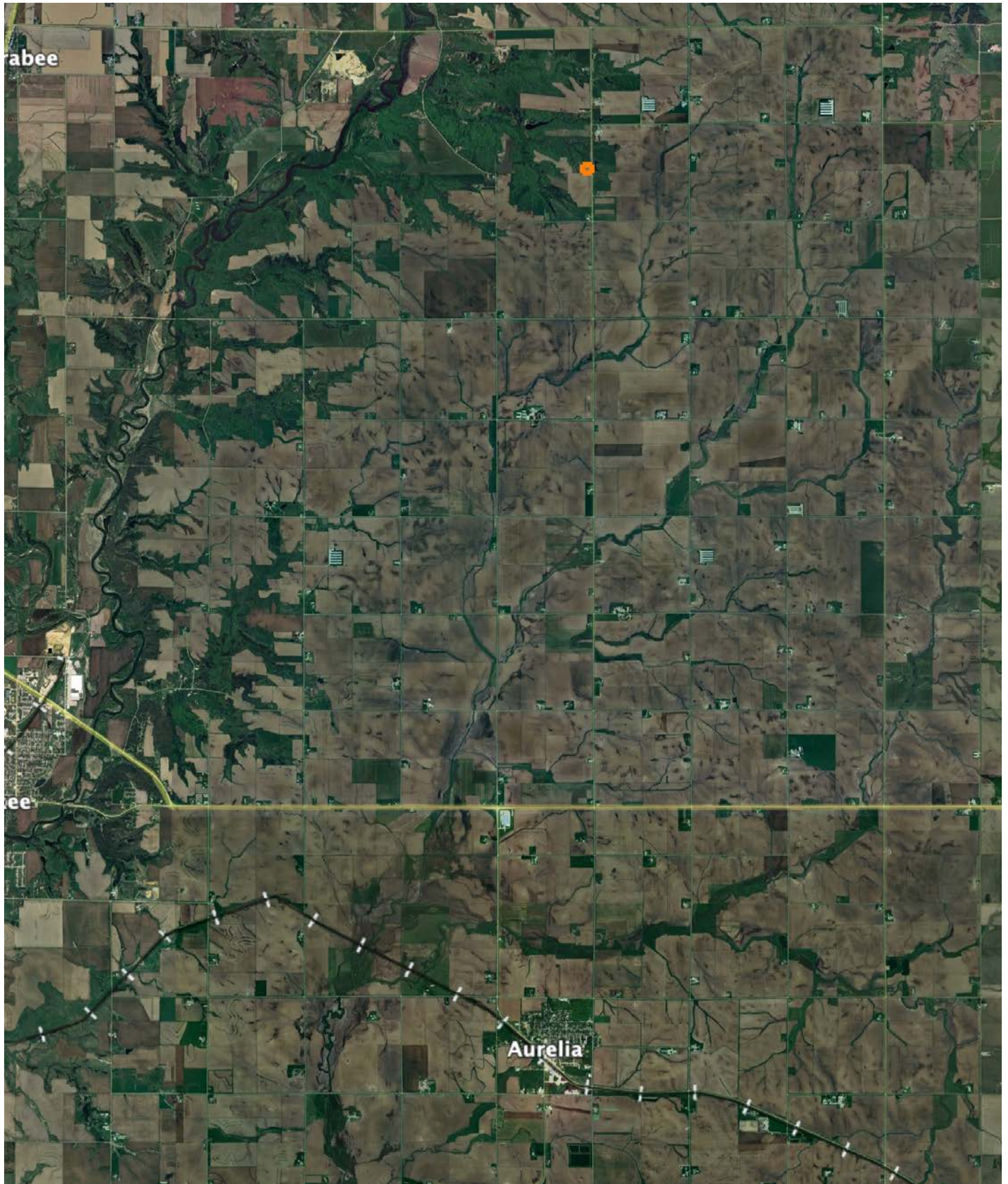


12/12/2024

27-93N-39W
Cherokee County
Iowa

Boundary Center: 42° 50' 38.5, -95° 25' 42.87

OVERVIEW MAP



AGENT CONTACT

Jordan Petersen is the type of agent who lives by the philosophy that you've got to show up to get things done and get things done right. An avid outdoorsman and whitetail enthusiast, Jordan has a passion for land that shines through from the minute you meet him. Whether it be productive farmland or a hunting hideaway, his love for the outdoors allows him to easily connect with both buyers and sellers. Born in Cherokee, Iowa, Jordan went to MMC high school in Marcus, Iowa, and Iowa Central Community College (ICCC) in Fort Dodge. After college, Jordan went to work in the wind industry for Allete (formerly AES) as a wind turbine technician, which allowed him to be outdoors, but didn't let him engage in it the way he desired. Now, this driven agent calls Midwest Land Group home, where he's able to combine his knowledge of natural resources and business with his love for the land.

When not working, you can find Jordan spending time with his friends and family, hunting anything from whitetail and pheasant to elk and mule deer, fishing farm ponds and rivers, shed hunting, managing land, and serving as an assistant leader for his church youth group. If you're in the market for a trusted land agent, contact Jordan. He'll show up and get things done right, ensuring you enjoy a wonderful, stress-free experience.



JORDAN PETERSEN,

LAND AGENT

712.631.5887

JPetersen@MidwestLandGroup.com



MidwestLandGroup.com

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