

MIDWEST LAND GROUP PRESENTS



5 ACRES
UNION COUNTY, IA

2291 QUAIL AVENUE, AFTON, IOWA, 50830



MIDWEST LAND GROUP IS HONORED TO PRESENT

EXCEPTIONAL TURN-KEY LODGE OPERATION OR PERSONAL HOME IN SOUTHERN IOWA

Discover unparalleled charm and functionality with this unique 5 +/- acre property in the rolling hills of southern Iowa. Located just 5.5 miles southeast of Afton, Iowa in Union County, this estate offers a rare opportunity to own a piece of paradise.

This exceptional estate features two stunning, fully furnished residences and an expansive machine shed, perfect for a variety of uses. Situated in a quiet and secluded location, this offering includes "The Barn" and "The Lodge," along with a versatile 90'x65' machine shed. Ideal for large families, retreats, or events, this estate combines rustic charm with modern amenities.

The "Barn": Built in 2009, This expansive 5,100 square-foot residence spans three levels and is designed for comfort and versatility. The main level has a spacious rustic living room with a gas fireplace. A large gourmet eat-in kitchen with an island and additional dining room with gas fireplace, 2 bathrooms, and laundry area. Enjoy outdoor living with two 4'x8' decks. The second floor has 4 bedrooms, each furnished with 2 twin beds and a private 3/4 bath. Two open sitting areas and two additional 4'x8' decks enhance the living space. There is a 3rd floor with a walkway and additional space that could be customized as needed. The lower level is a fully finished walk-out basement with a living room, poker/gaming area with sink and refrigerator, half bath, and 2 additional bedrooms, each with a private 3/4 bath. The

outdoor area features a large yard with a fire pit and BBQ.

The "Lodge": Constructed in 2001, this 3,000-square-foot cedar residence offers two levels of cozy, comfortable living. The main level has a large open living room with a gas fireplace, 4 bedrooms each with a private 3/4 bath, and expansive wood decks on both the north and south sides for breathtaking views. The lower level walkout has a full kitchen, dining room, additional living room with gas fireplace, and 3/4 bath. Enjoy outdoor relaxation with a fire pit, BBQ, and large seating area.

The 90'x65' machine shed features concrete floors, 200 amp service with 220 outlets, and offers endless opportunities. Use it for events, storage for farming equipment, an indoor bow range, or any other creative purpose.

Whether you seek a serene personal home, a profitable rental venue, or a versatile event space, this property offers it all. Don't miss your chance to own this exceptional Southern Iowa gem.

Business books and information will be available to qualified and identified buyers. Please contact the listing agent for more details and to schedule your private showing today!

PROPERTY FEATURES

PRICE: **\$750,000** | COUNTY: **UNION** | STATE: **IOWA** | ACRES: **5**

- 5 +/- acre in Union County, IA
- 5.5 miles from Afton
- 1 hour and 15 minutes from DSM International Airport
- 3,000 square foot "Lodge" built in 2001
- 5,100 square foot "Barn" built in 2009
- Both residences come fully furnished with all furniture and appliances
- Rural water service to both residences
- Propane-forced air and central air conditioning in both residences
- 90'x65' machine shed with concrete floor, 200 amp service with 220 outlet
- Perfect for individuals or groups seeking a high-quality experience
- An excellent investment with the potential for future business growth
- Property to be surveyed before closing



THE BARN

Built in 2009, This expansive 5,100 square-foot residence spans three levels and is designed for comfort and versatility. Enjoy outdoor living with two 4'x8' decks. The outdoor area features a large yard with a fire pit and BBQ.



SCENIC VIEWS

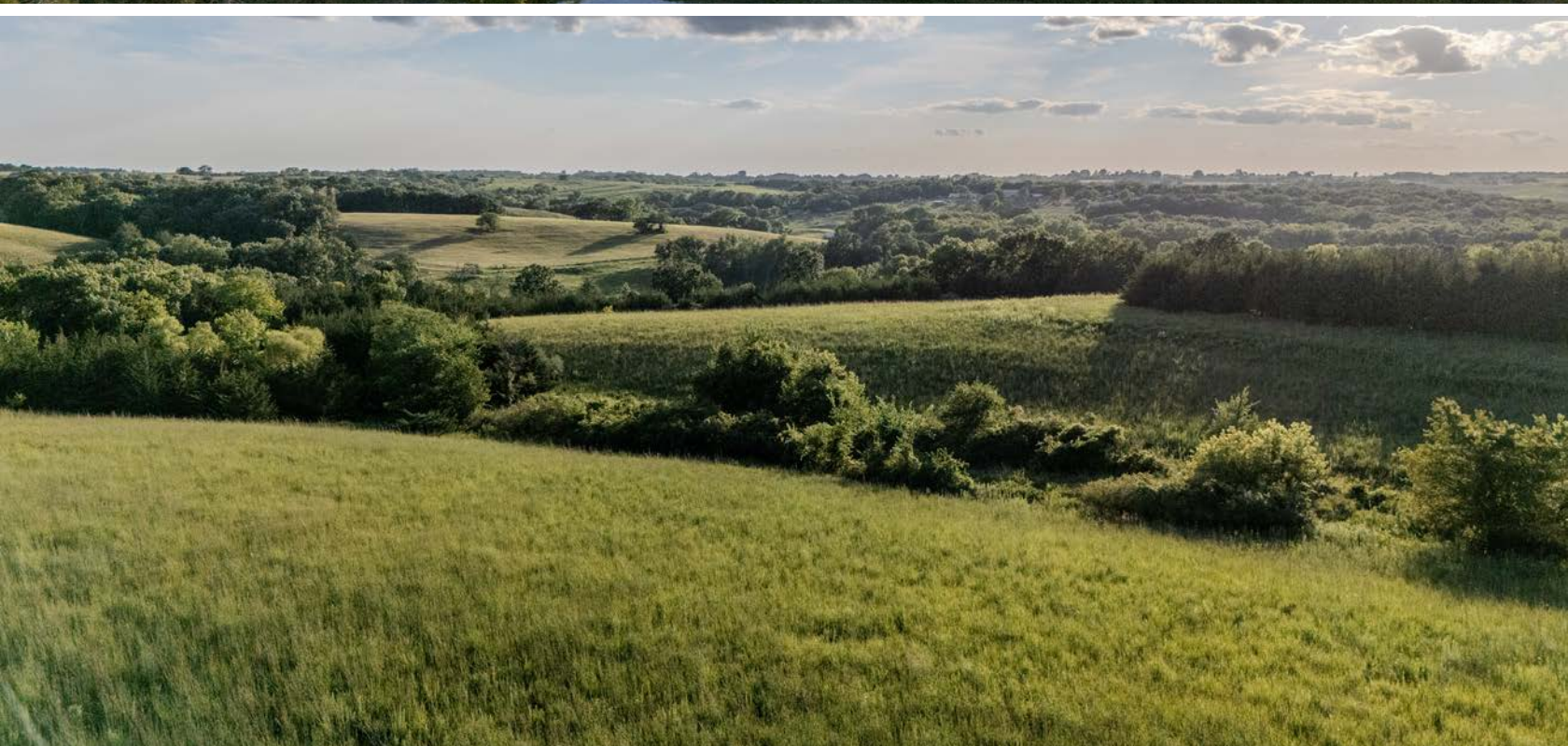


90'X65' MACHINE SHED



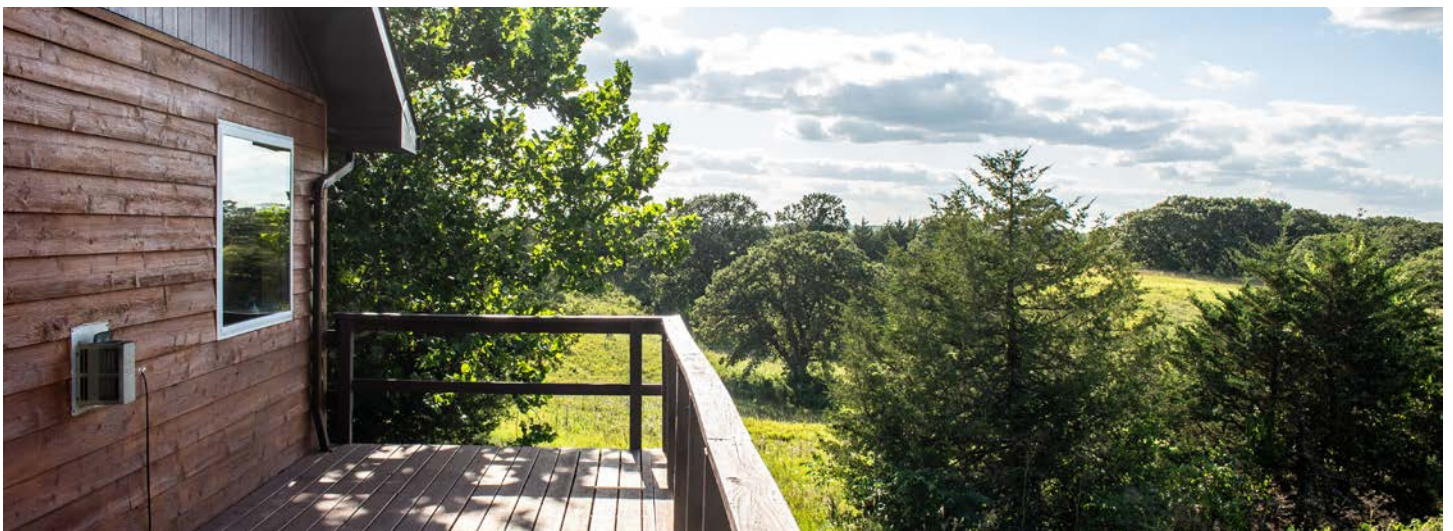
5.5 MILES FROM AFTON

Located just 5.5 miles southeast of Afton, Iowa in Union County, this estate offers a rare opportunity to own a piece of paradise.



THE LODGE

Constructed in 2001, this 3,000-square-foot cedar residence offers two levels of cozy, comfortable living. Enjoy outdoor relaxation with a fire pit, BBQ, and large seating area.



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Boundary Center: 40° 58' 16.69, -94° 10' 3.78

3-71N-29W
Union County
Iowa

0ft 132ft 264ft



12/6/2024

TOPOGRAPHY MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 2.0
Min: 1,188.3
Max: 1,229.3
Range: 41.0
Average: 1,218.5
Standard Deviation: 8.04 ft

0ft 166ft 331ft

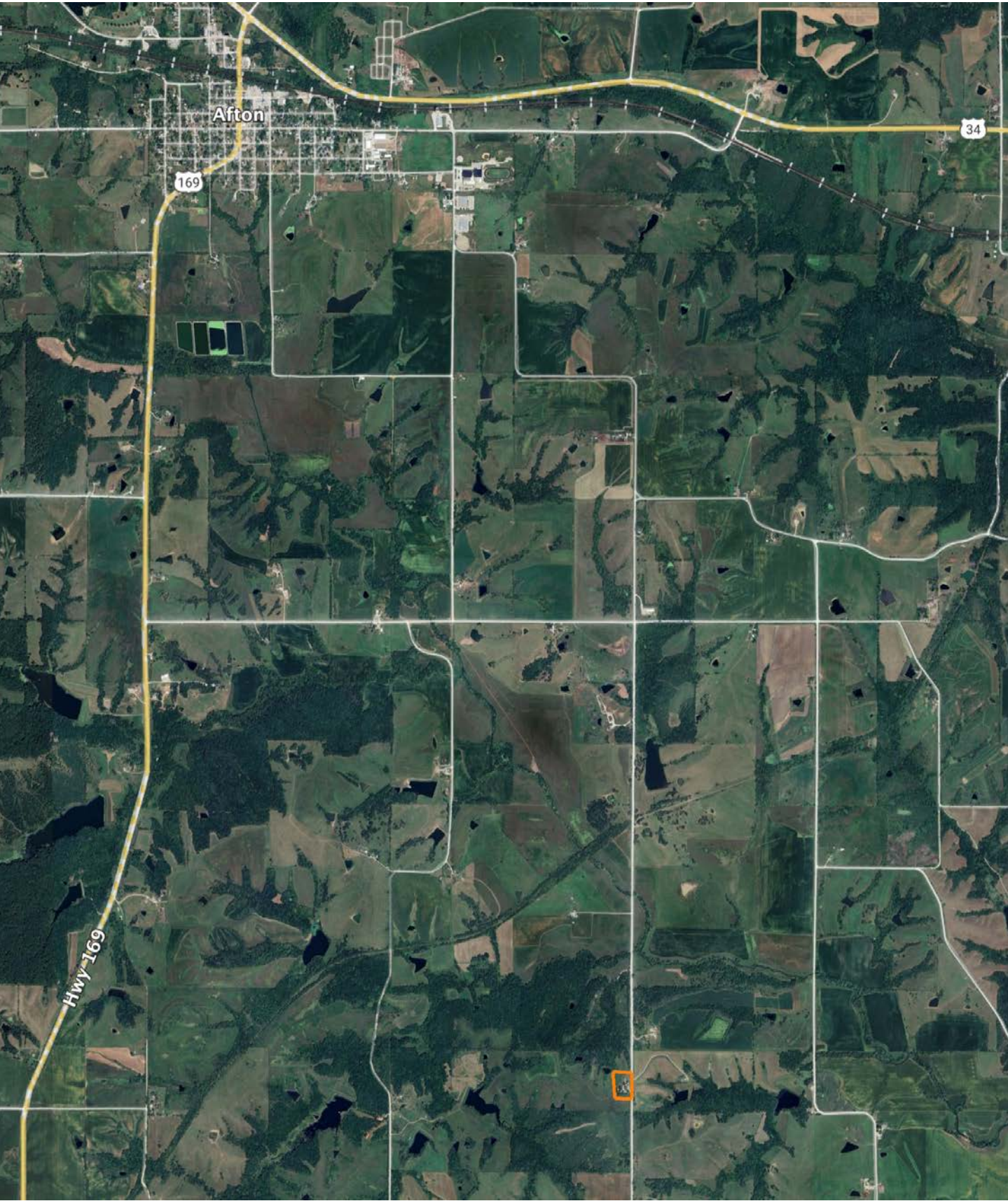


12/6/2024

3-71N-29W
Union County
Iowa

Boundary Center: 40° 58' 16.69, -94° 10' 3.78

OVERVIEW MAP



AGENT CONTACT

Sean is a licensed real estate broker with Midwest Land Group, specializing in helping individuals and families achieve their dream of land ownership. With a passion for assisting others in realizing their goals, Sean takes great pride in his ability to guide clients through the intricate process of real estate transactions.

Beyond his professional endeavors, Sean finds solace and fulfillment in the great outdoors. As an avid bowhunter and passionate fisherman, he relishes every opportunity to immerse himself in nature's beauty. This love for outdoor activities not only fuels his personal interests but also enhances his understanding of properties and their potential for recreational enjoyment.

Sean's dedication extends beyond his work and hobbies to his role as a devoted father. With three beautiful children, he finds immense joy in supporting and cheering them on in their sports and extracurricular activities. Through this experience, Sean has developed a deep understanding of the importance of balance, teamwork, and perseverance.

Prior to his successful career in real estate, Sean honed his leadership and relationship-building skills while managing a Fortune 500 company. This invaluable experience has equipped him with a unique perspective and a keen ability to connect with people from all walks of life. Sean's unwavering commitment to his clients, combined with his strong work ethic, ensures that he consistently goes above and beyond to meet their needs.

With a genuine passion for helping others and a tireless dedication to his craft, Sean embodies the qualities of a trustworthy and hardworking real estate broker. Whether you are a first-time buyer or an experienced investor, Sean is ready to guide you through every step of the real estate journey, providing you with exceptional service and expertise that you can rely on.



SEAN STEWART,
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