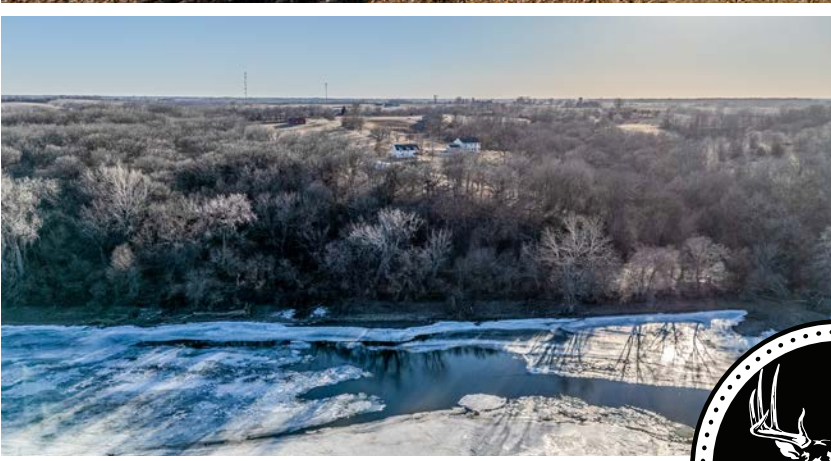


MIDWEST LAND GROUP PRESENTS

18 ACRES

MAHASKA COUNTY, IA

1647 290TH STREET, OSKALOOSA, IOWA, 52577



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SECLUDED 5 BEDROOM HOME WITH GUEST HOUSE, BARN, AND RIVER ACCESS ON 18 +/- ACRES

Tucked away amidst the beauty of nature, this stunning 2-story, 2,640-square-foot home offers peace and privacy with the convenience of modern living. The tree-lined driveway guides you to this serene estate, where you'll find a gorgeous residence, extensive outdoor amenities, and endless recreational opportunities.

Built in 2001, the spacious main floor includes an open kitchen with a large center island, perfect for entertaining or casual meals, as well as a generous dining area. The living room features a charming LP fireplace, creating a cozy atmosphere for gatherings. A convenient bedroom and full bath complete the main floor layout. Upstairs, you'll find 4 large bedrooms, a full bathroom, and a cozy sitting area. Two expansive decks run the length of the home, offering perfect spots to relax, take in the views, and enjoy the outdoors. The 2-car garage has been thoughtfully renovated to add two additional bedrooms, bringing the total to 7 bedrooms in the home. The 2022 HVAC system includes an electric furnace that supports the wood-burning stove, ensuring comfort throughout the year.

The property also features a 24'x50', 1,200-square-foot partially finished guest house, with a workshop and 2-car garage. The main level workshop is equipped with in-floor radiant heat powered by the wood boiler. The second floor is framed for two bedrooms and a bathroom, with a spacious living area that could easily be

finished to create a second home, rental unit, or Airbnb. Rural water and electricity are already connected to the building, making it easy to complete or convert.

The well-designed barn includes 4 horse stalls, each with runs, and a cattle dry lot. Each stall is equipped with auto waterers and lights, providing ultimate convenience for animal care. The barn also features a built-in chicken coop with nesting boxes, a tack room with saddle racks, and a feed alley that runs the barn's length.

The property has seen significant improvements, including dozer work to clear more pasture ground, enhance ditches, and improve the area around the stocked pond. Full-grown apple trees were transplanted to create a lush border along the southeast property line. Multiple trails have been created for easy access throughout the property, including the timbered areas. Hunting enthusiasts will appreciate the strategically placed hunting stands and additional water holes for wildlife. Enjoy direct access to the Des Moines River from your backyard, providing endless opportunities for fishing, kayaking, and other outdoor recreation.

Whether you're seeking a private retreat, a hobby farm, or a fully functional equestrian property, this estate offers it all. Schedule your showing today to experience this rare opportunity in person!

PROPERTY FEATURES

PRICE: **\$695,000** | COUNTY: **MAHASKA** | STATE: **IOWA** | ACRES: **18**

- 5 bedroom 2 bath 2,640 square foot home
- 2 car garage converted into two more additional bedrooms for a total of 7
- 24'x50' unfinished guest house with workshop and 2-car garage
- Barn with stalls, tack room, and chicken coop
- Secluded setting with beautiful views
- Stocked pond
- Great hunting and recreation in your backyard
- Access trails throughout the property
- Beautiful mix of timber, pasture, and productive ground
- Private Des Moines River access
- Free internet established through lease - see listing agent for details
- Taxes \$5,407
- Shown by appointment only



2,640 SQUARE FOOT HOME

Tucked away amidst the beauty of nature, this stunning 2-story, 2,640-square-foot home offers peace and privacy with the convenience of modern living. Built in 2001, the spacious main floor includes an open kitchen with a large center island, perfect for entertaining or casual meals, as well as a generous dining area. The living room features a charming LP fireplace, creating a cozy atmosphere for gatherings.



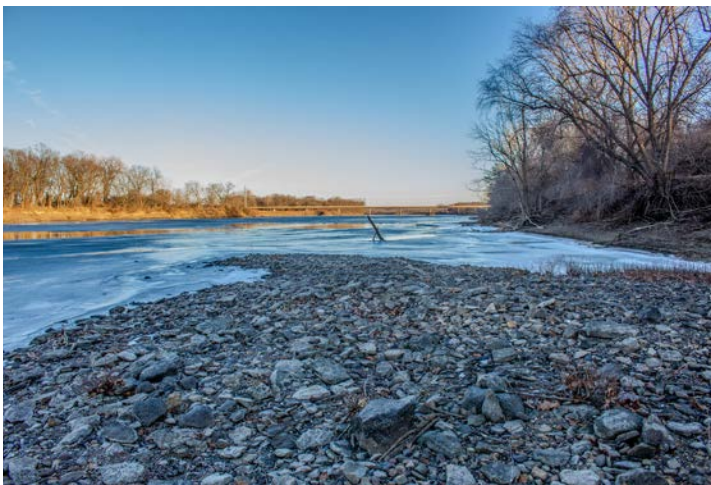
ADDITIONAL INTERIOR PHOTOS



STOCKED POND



PRIVATE DES MOINES RIVER ACCESS



HOMESTEADING BARN

The well-designed barn includes 4 horse stalls, each with runs, and a cattle dry lot. Each stall is equipped with auto waterers and lights, providing ultimate convenience for animal care. The barn also features a built-in chicken coop with nesting boxes, a tack room with saddle racks, and a feed alley that runs the barn's length.



GUEST HOUSE AND WORKSHOP

The property also features a 24'x50', 1,200-square-foot partially finished guest house, with a workshop and 2-car garage. The main level workshop is equipped with in-floor radiant heat powered by the wood boiler. The second floor is framed for two bedrooms and a bathroom, with a spacious living area that could easily be finished to create a second home, rental unit, or Airbnb.



AERIAL MAP



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Maps Provided By:



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Boundary Center: 41° 14' 11.11, -92° 44' 45.16

6-74N-16W
Mahaska County
Iowa

0ft 323ft 647ft



2/3/2025

This figure is a topographic map of a land parcel in Mahaska County, Iowa. The map is overlaid on an aerial photograph. The parcel is outlined in orange and contains several elevation contours. The highest elevation is 809.7 feet, and the lowest is 670.7 feet. The map shows a river to the north, a road (290th St) to the south, and a road (G62) to the west. The parcel is labeled with the section number 17.72 and the township and range 6-74N-16W. The map is provided by AgriData, Inc. and includes a scale bar, a north arrow, and a legend.

Source: USGS 1 meter dem
Interval(ft): 2
Min: 670.7
Max: 809.7
Range: 139.0
Average: 743.8
Standard Deviation: 38.06 ft

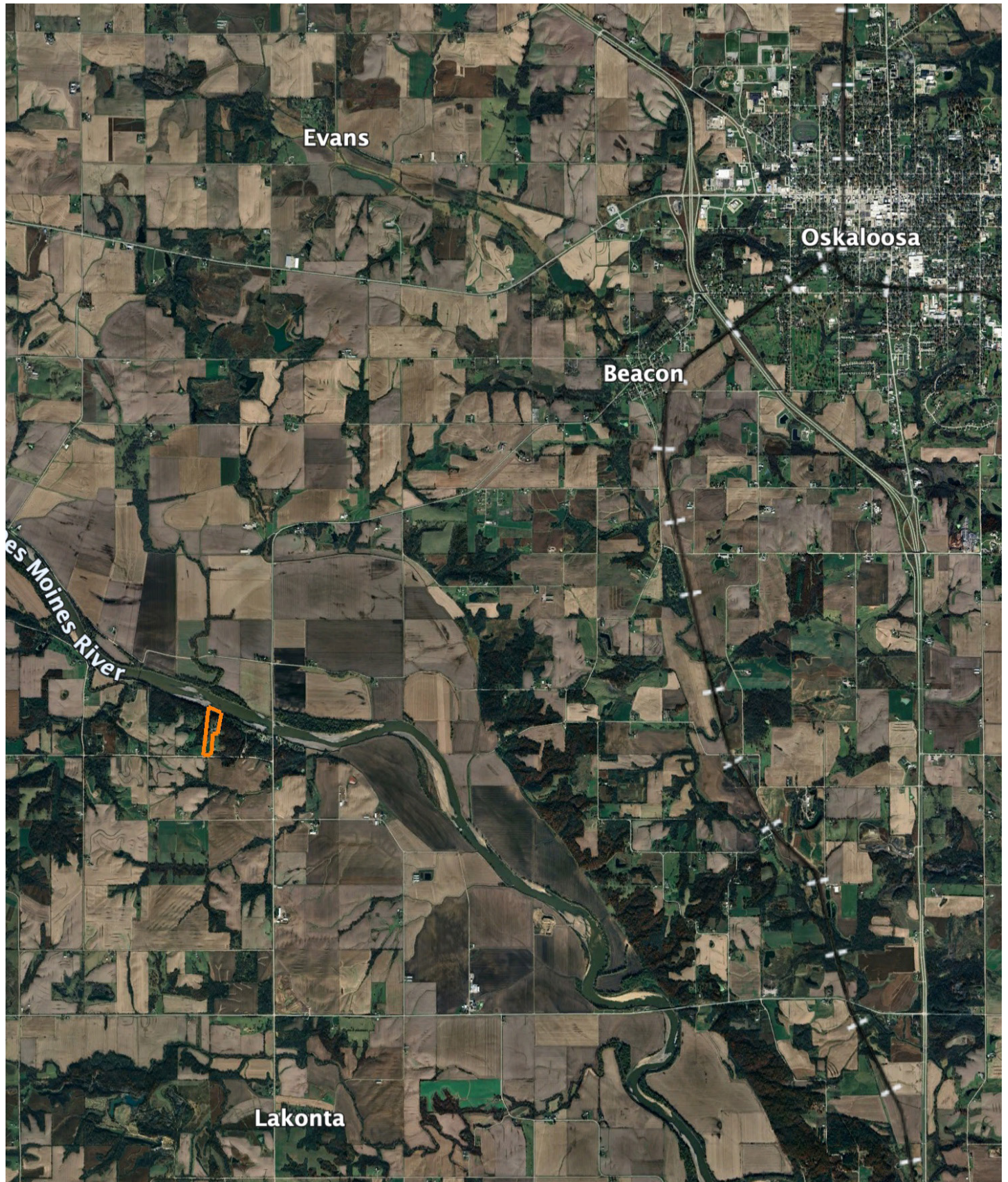
0ft 326ft 652ft

2/3/2025

6-74N-16W
Mahaska County
Iowa

Boundary Center: 41° 14' 11.11, -92° 44' 45.16

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,
ASSOCIATE BROKER
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SeanStewart@MidwestLandGroup.com



MidwestLandGroup.com

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