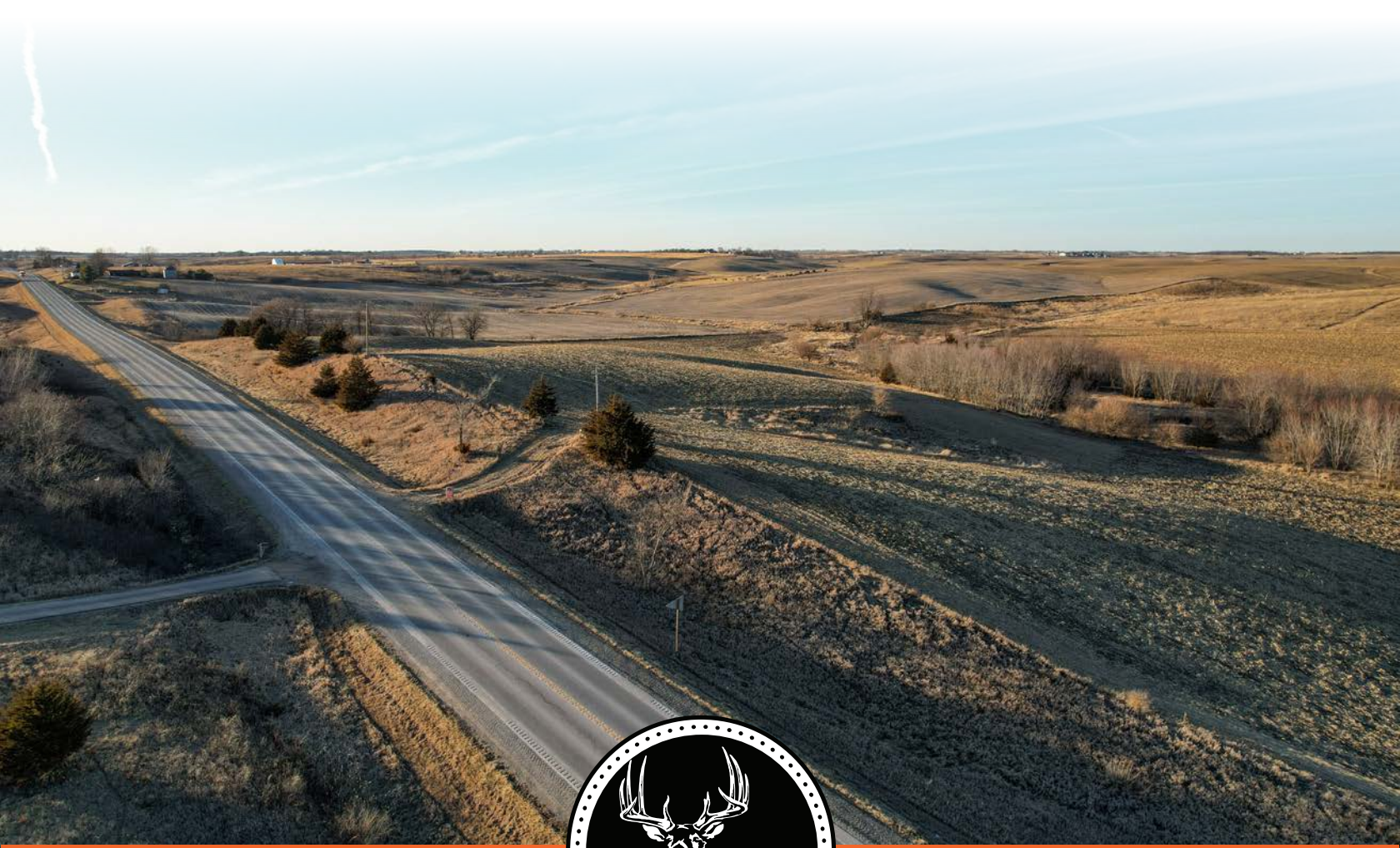


MIDWEST LAND GROUP PRESENTS

33 ACRES IN

POWESHIEK COUNTY IOWA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

GORGEOUS COMBINATION PROPERTY AND INCREDIBLE BUILD SITE

This 33 +/- acre property offers the perfect combination of rural beauty and ample space to create your dream home or recreational retreat. Located on a hard surface road with rural water, electric, and fiber optic internet, this property includes over 20 acres of quality tillable farmland (re-tiled in 2024). With 12 +/- acres of timber, a spring-fed creek, and stunning views of the Iowa countryside, this property offers endless possibilities for farming, outdoor activities, and or country living. Additionally, 2 +/- acres have already been re-zoned for residential construction, allowing the buyer to choose the perfect building location. The property offers natural beauty, privacy, and excellent wildlife habitat. While photographing the farm I kicked up several

pheasants and deer sign was evident along the spring-fed creek. The land offers unobstructed views in every direction of the gorgeous rolling hills of Poweshiek County. Enjoy the peacefulness of rural living while still being conveniently located close to modern amenities. The property, located on a hard surface road, has easy convenient access to I-80, ideal for commuters. It's also near four school districts: Montezuma, Lynnville-Sully, Grinnell, and North Mahaska, making it ideal for families. Call Land Agent Kyle Steinfeldt today for more information and to schedule a showing. Small buildable tracts with premium locations like this are rare and hard to find in today's market! Do not miss your chance at this incredible piece of Iowa heaven.



PROPERTY FEATURES

PRICE: **\$319,000** | COUNTY: **POWESHIEK** | STATE: **IOWA** | ACRES: **33**

- Gorgeous combination property & incredible build site
- Premium build site with utilities
- Taxes: \$708 annually
- Spring-fed creek
- Gorgeous views
- 2 +/- re-zoned R1 for residential building
- Hard surface road
- 2 sides of road frontage
- Hunting/wildlife opportunities
- 4 miles west of Lake Ponderosa
- 11 miles from Grinnell
- 24 miles from Pella



PREMIUM BUILD SITE WITH UTILITIES

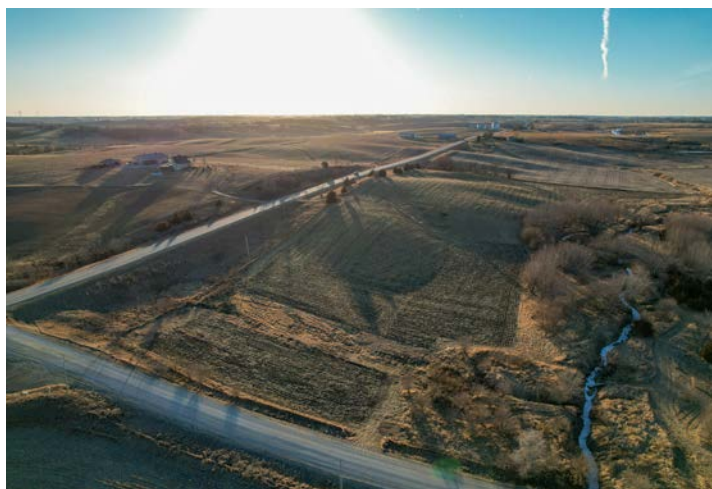
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SPRING-FED CREEK

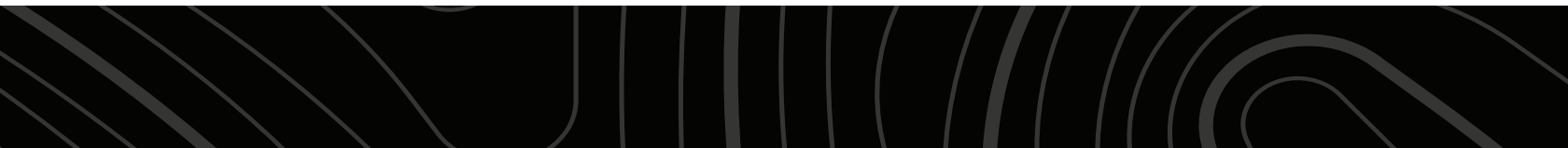


2 SIDES OF ROAD FRONTAGE

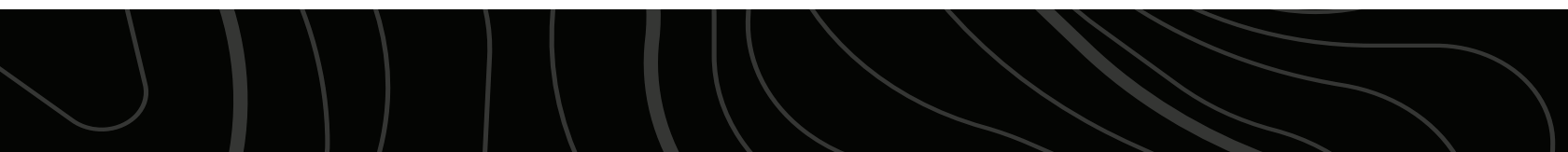


GORGEOUS VIEWS

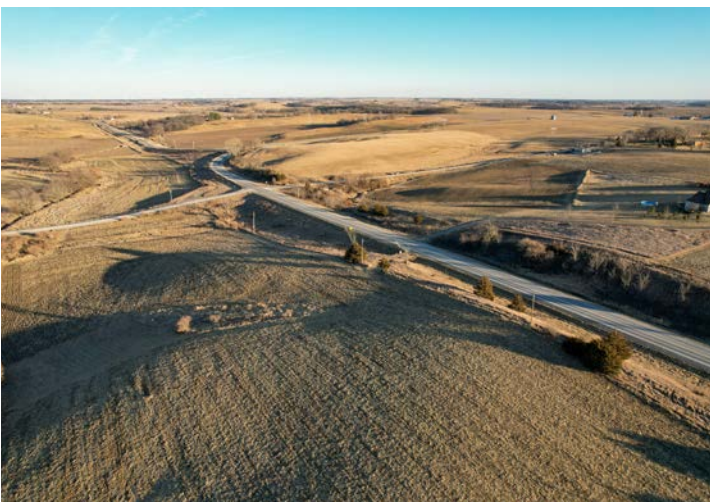
With 12 +/- acres of timber, a spring-fed creek, and stunning views of the Iowa countryside, this property offers endless possibilities for farming, outdoor activities, and or country living.



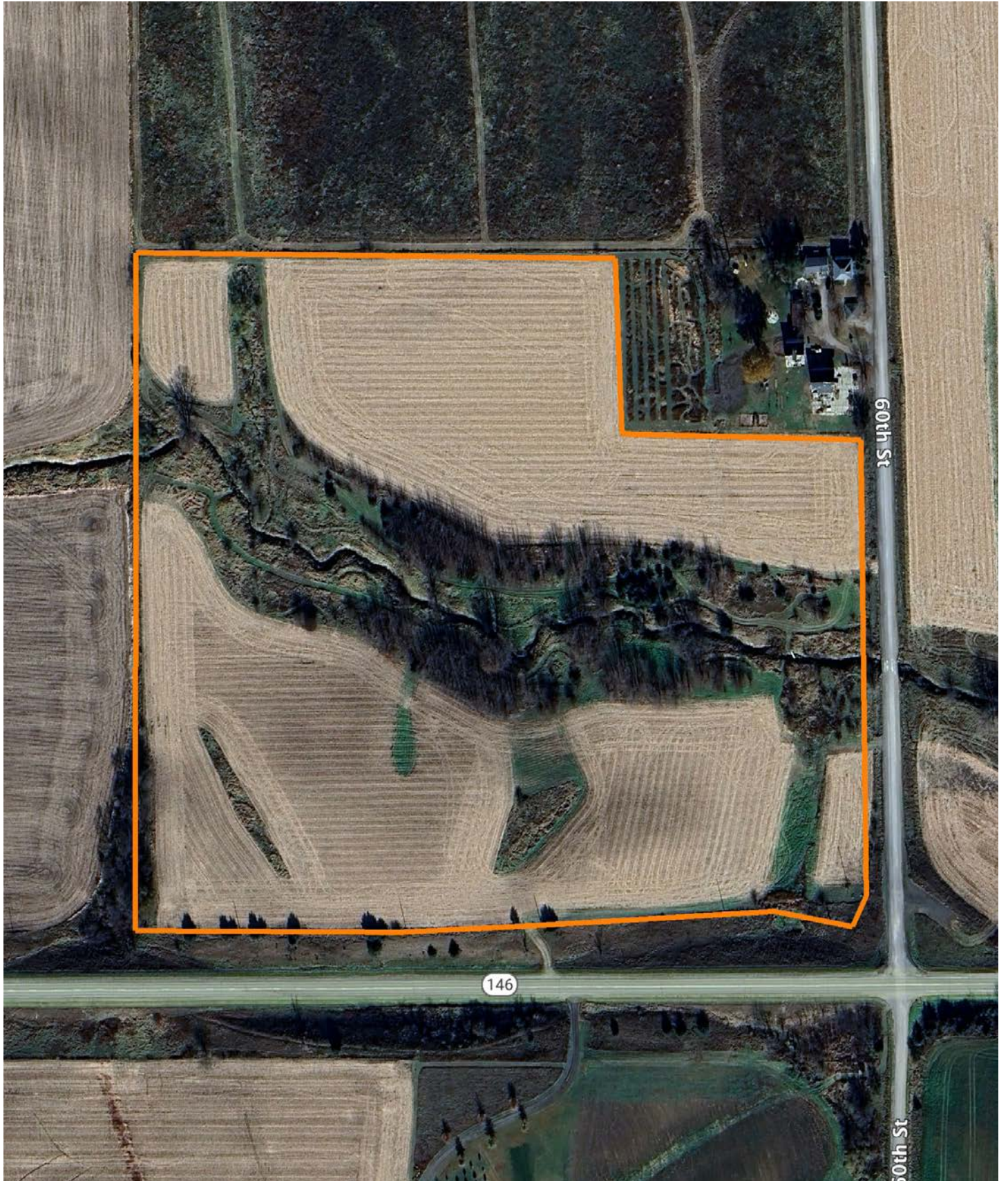
COMBINATION PROPERTY



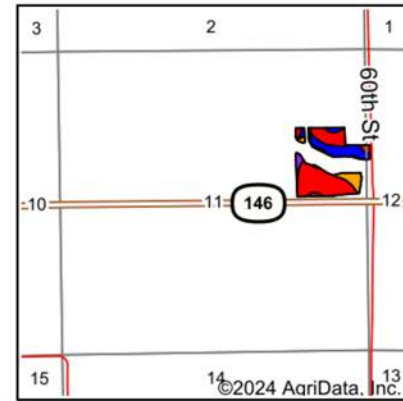
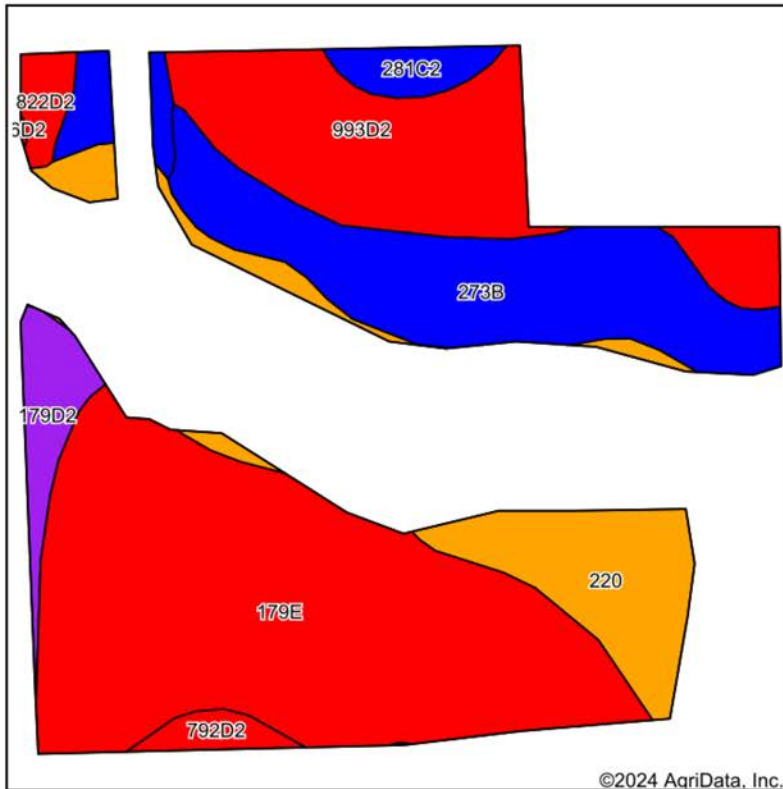
ADDITIONAL PHOTOS



AERIAL MAP



SOILS MAP



State: **Iowa**
 County: **Poweshiek**
 Location: **11-78N-16W**
 Township: **Sugar Creek**
 Acres: **21.35**
 Date: **12/17/2024**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA157, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	
179E	Gara loam, 14 to 18 percent slopes	8.90	41.6%		Vle	144.0	41.8	38	35	80	80	61	
273B	Olmitz loam, 2 to 5 percent slopes	3.91	18.3%		Ile	224.0	65.0	90	72	94	94	79	
993D2	Gara-Armstrong loams, 9 to 14 percent slopes, moderately eroded	3.73	17.5%		IVe	123.2	35.7	31	20	69	69	51	
220	Nodaway silt loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	2.54	11.9%		Ilw	211.2	61.2	77	85	88	86	86	
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	0.74	3.5%		IVe	163.2	47.3	51	43	75	75	57	
11B	Colo-Ely complex, 0 to 5 percent slopes	0.45	2.1%		Ilw	204.8	59.4	86	68	92	92	76	
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	0.44	2.1%		Ille	204.8	59.4	82	71	83	83	65	
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	0.33	1.5%		IVe	100.8	29.2	10	15	57	57	40	
792D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	0.31	1.5%		IVe	88.0	25.5	7	10	61	61	44	
Weighted Average						4.17	164.7	47.8	52.4	46.1	*n 81.1	*n 80.9	*n 65.2

**IA has updated the CSR values for each county to CSR2.

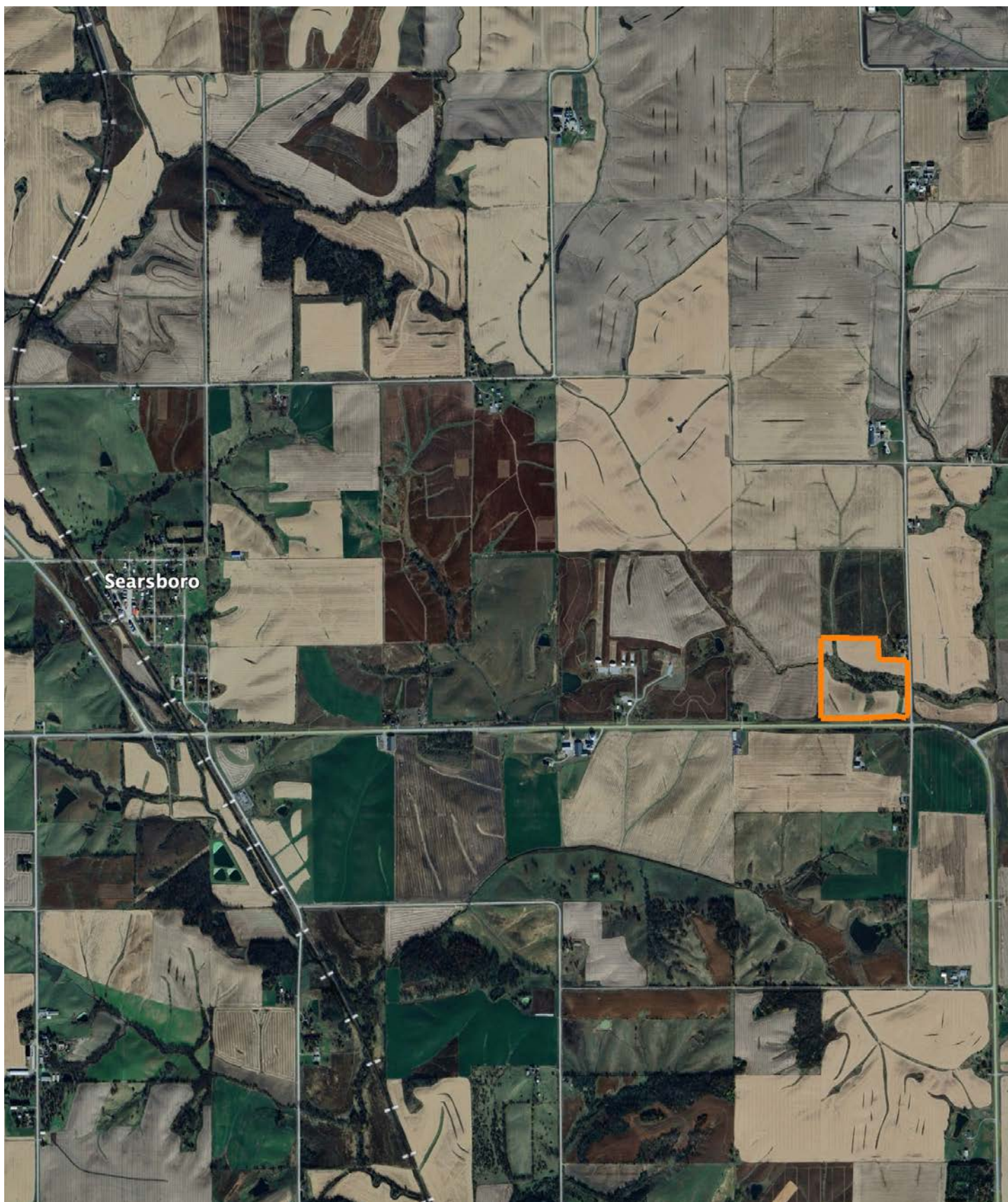
*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

OVERVIEW MAP



AGENT CONTACT

Kyle Steinfeldt's deep-rooted passion for the outdoors extends beyond the woods and water where he grew up in small town Iowa. Motivated and driven to succeed, Kyle uses his strong work ethic, professionalism, quiet confidence, and customer service skills to help his clients connect with other buyers and sellers and achieve their goals, often exceeding their expectations. Kyle's expertise in land values and market knowledge of both tillable tracts and recreational farms reaches a wide span across the entire state of Iowa including north central Iowa where his family farms several hundred acres.

Kyle also enjoys spending time in southern Iowa, where he likes to hunt, fish farm ponds, and manage family-owned farms for turkeys and giant whitetails. Kyle graduated high school in Eldora and earned a BA in Business Administration from Wartburg College in Waverly. His past career in sales had him working for several outdoor brands as a Senior Product/Sales Manager in the fishing tackle industry where he developed new products and brought new fishing tackle to market.

Kyle's passion for fishing has taken him across the country to chase walleye, smallmouth, and crappie recreationally and competitively. He's earned top honors in several national level tournaments since 2013 when he and his tournament partner won the Bass Pro Shop's Crappie Master's National Championship. Kyle lives on an acreage near Riverside with his wife, Ashley Steinfeldt, and three border collies Concho, Jig, and Cinch. If you're in the market to buy or sell, give Kyle a call to experience the Midwest Land Group difference and pursue your real estate goals today!



KYLE STEINFELDT, LAND AGENT
319.243.3273
KSteinfeldt@MidwestLandGroup.com



MidwestLandGroup.com

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