

MIDWEST LAND GROUP PRESENTS

.6 ACRES IN

HARDIN COUNTY IOWA

32344 W AVENUE, ELDORA, IOWA, 50627



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

CHARMING COUNTRY HOME NEAR PINE LAKE STATE PARK

Nestled near the entrance of the scenic Pine Lake State Park, this charming home offers the perfect blend of country living and convenience just outside of Eldora, Iowa. Located right off Highway 175, this property provides easy access while maintaining a peaceful, rural setting. Country living without the gravel!

Step inside to find 1,446 square feet of finished main-floor living space, featuring 2 cozy bedrooms and 1 full bath. The half-finished attic presents an excellent opportunity for an additional bedroom, office, or hobby space. Downstairs, you'll find plenty of basement storage to accommodate all your needs and a basement shower.

The home includes attached garages for added convenience and comes furnished with basic appliances. Recent updates include a newer electric panel and some updated wiring, along with a newer hot water heater and quality Lennox HVAC system offering peace of mind.

Whether you're looking for a serene primary residence, a quality consistent property to rent out for a weekend vacation rental, or a cozy weekend retreat, this property is a must-see. Time of transfer to be completed prior to closing. Don't miss out on this country gem near Pine Lake State Park! Contact the Listing Agent for a private showing. The selling agent is related to the seller. Property being shown by appointment only with pre-approval required and being sold as is. Call today!



PROPERTY FEATURES

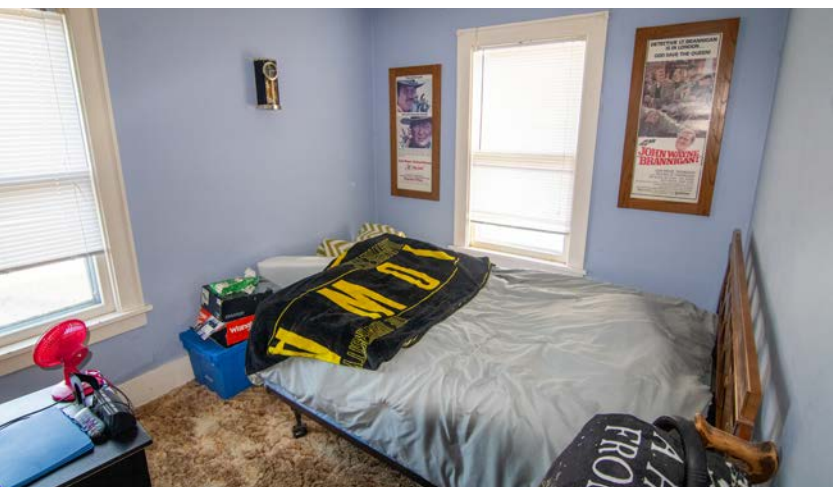
PRICE: **\$109,000** | COUNTY: **HARDIN** | STATE: **IOWA** | ACRES: **.6**

- Beautiful trees
- Off of Highway 175
- Near the entrance to Pine Lake State Park
- Just outside the city limits of Eldora
- Taxes \$1,342 annually
- Some window updates
- Beautiful landscaping
- 12'x24' garage and 24'x16' garage
- .6 +/- acres
- 2 main floor bedrooms and 1 full bath
- Mudroom
- Office area
- 1,446 main floor square feet
- Shown by appointment only
- Pre-approval required prior to showing
- Selling as-is



2 BED, 1 BATH HOME

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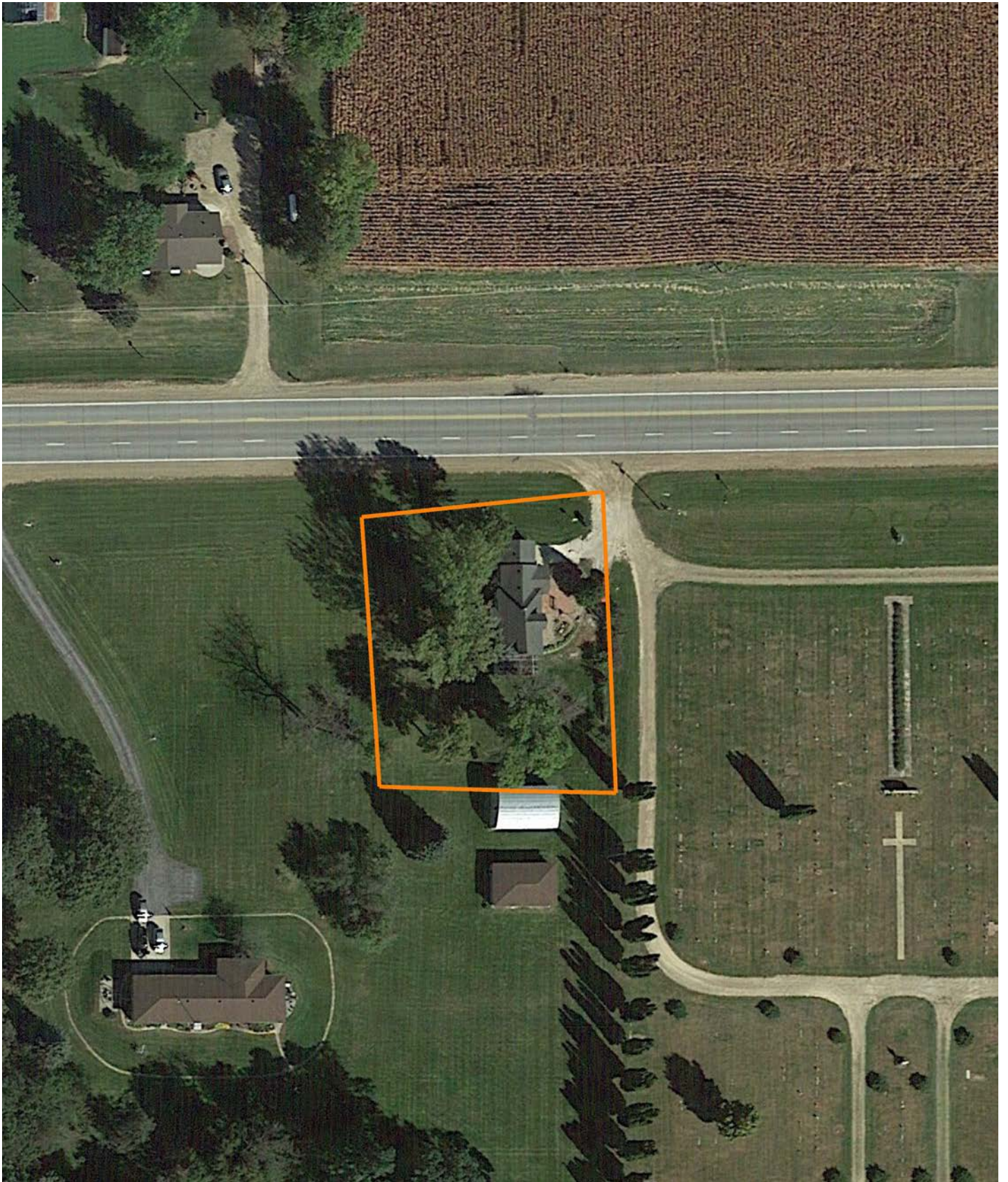
BASEMENT STORAGE



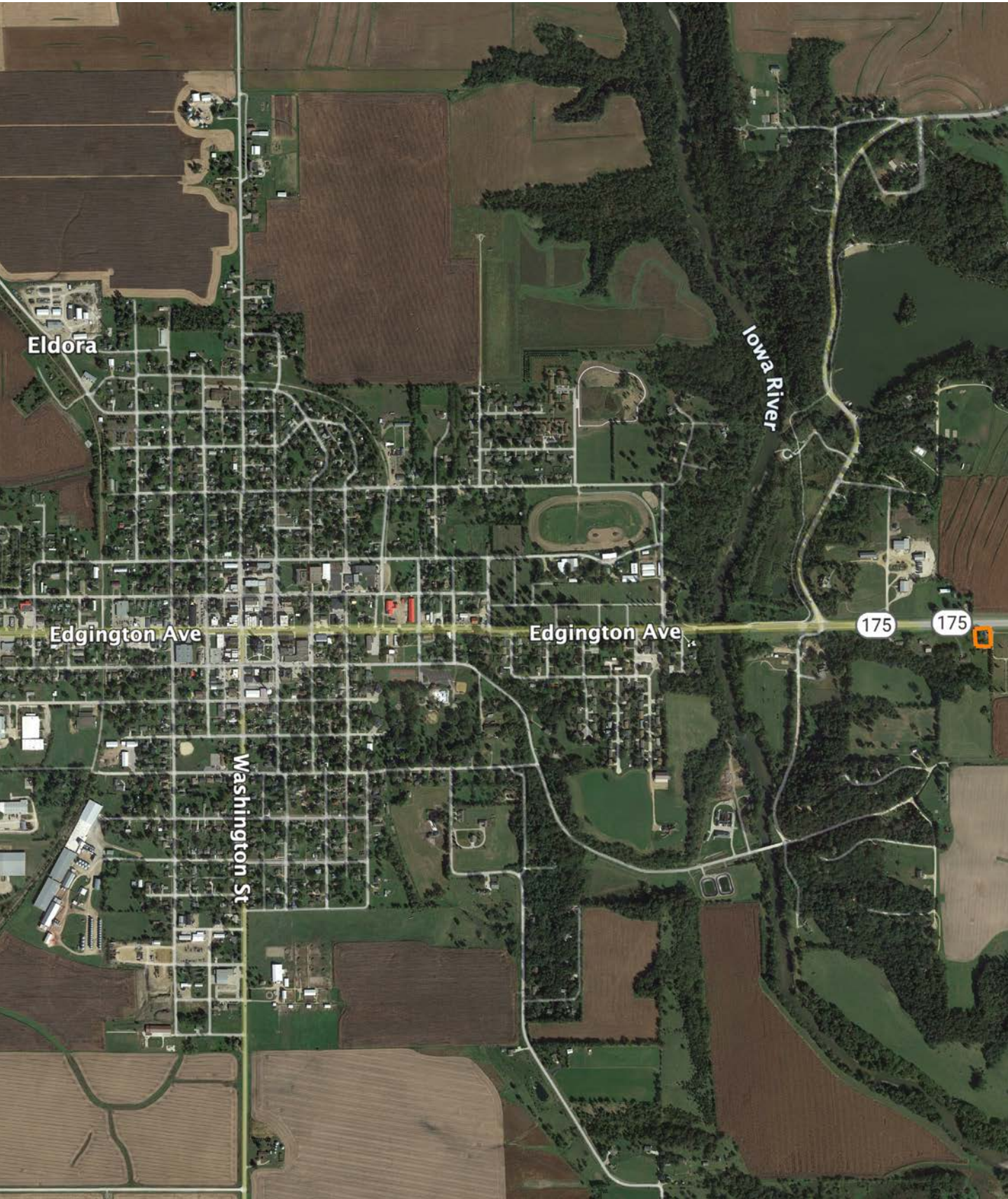
HALF-FINISHED ATTIC



AERIAL MAP



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
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