

MIDWEST LAND GROUP PRESENTS

13 ACRES

PLYMOUTH COUNTY, IA

32537 C60, KINGSLEY, IOWA, 51028



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

FULLY UPDATED HOME AND SHOP ON 13 +/- ACRES

Situated on 13 +/- beautifully maintained acres in Plymouth County, Iowa, this fully updated 3,100 + square foot home and shop offers the perfect blend of rural tranquility and modern convenience. Just a short 30 minutes from Sioux City and 25 minutes from Le Mars, this acreage is ideal for those seeking ample space, functionality, and move-in-ready living. The home features a long list of recent upgrades, including a brand-new well, septic system, and a full-yard sprinkler system. All electrical and plumbing have been replaced, and the house is fully insulated with spray foam for year-round efficiency. The foundation is approximately 10 years old and supports a home with new windows, siding, roof, and two new furnaces. Inside, you'll find all new appliances that stay with the property (excluding those in the garage), high-end custom knotty alder trim, doors, and cabinets. The large pool and hot tub were installed just 7 months ago.

The property is also equipped with a 1,000-gallon propane tank, reliable internet service through Westel,

electricity from Northwest REC, and is located within the Kingsley-Pierson School District. With panel fencing enclosing the pasture and paved road frontage, the land is both functional and accessible for livestock, income, or business expansion. The average utilities across the home and shop are just \$300/month.

Another standout feature of this property is the newly finished 9,000 square foot shop. It's fully spray-foamed and includes a finished office and bathroom with in-floor heat. The shop is outfitted with overhead doors and openers, new sound-dampening sidewall steel, heating and A/C throughout, brand-new electrical, LED lighting inside and out, and a dedicated welder plug. Whether you're looking for a turn-key homestead, a space to run your business, or a mix of both with every modern amenity, this Plymouth County acreage is an exceptional opportunity you won't want to miss! The property is shown by pre-approval only, contact the Listing Agent Jordan Petersen at (712) 631-5887 for more information.



PROPERTY FEATURES

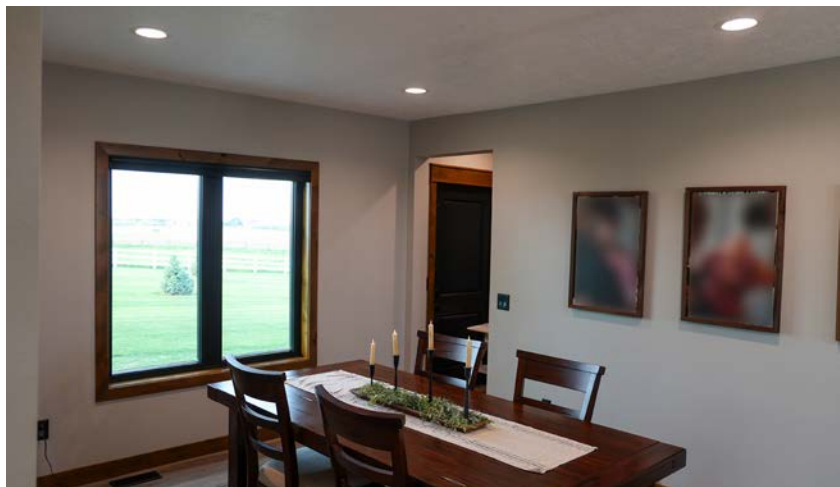
PRICE: **\$1,245,000** | COUNTY: **PLYMOUTH** | STATE: **IOWA** | ACRES: **13**

- Massive recent updates to home & property:
 - Brand new well system
 - Full yard sprinkler system
 - All new electrical and plumbing
 - New septic system
 - Complete spray foam insulation throughout
 - Foundation approximately 10 years old
 - New windows, siding, and roof
 - Two new furnaces in the home
 - All new appliances (except those in garage)
 - High-end knotty alder trim and doors
 - Pool and hot tub (installed 7 months ago)
 - Owned propane tank (Sioux Oil provider)
 - Average monthly utilities: \$300 total (house + shop)
- Paved road frontage
- Panel fencing in pasture area
- Located just 30 minutes from Sioux City & 25 minutes from Le Mars
- Westel internet, Northwest REC electric
- Within Kingsley-Pierson (KP) School District
- Annual property tax \$1,902
- 4 bed & 4 bath
- Over 3,100 sq. ft. finished home
- 9,000 sq. ft. shop (newly finished last year):
 - Fully spray-foamed for energy efficiency
 - Finished 60'x150' office and bathroom
 - In-floor heat in office space
 - New overhead doors with openers
 - All new sidewall steel with sound-dampening
 - Heat and A/C throughout entire shop
 - New LED lighting inside and out
 - Brand new electrical system
 - Equipped with a welder plug
- Shown by pre-approval only, contact the Listing Agent Jordan Petersen at (712) 631-5887



OVER 3,100 SQ. FT. FINISHED HOME

Situated on 13 +/- beautifully maintained acres in Plymouth County, Iowa, this fully updated 3,100 + square foot home and shop offers the perfect blend of rural tranquility and modern convenience.



MASSIVE RECENT UPDATES



ADDITIONAL INTERIOR PHOTOS



9,000 SQ. FT. SHOP (FINISHED LAST YEAR)



FINISHED 60'X150' OFFICE AND BATHROOM



PAVED ROAD FRONTAGE



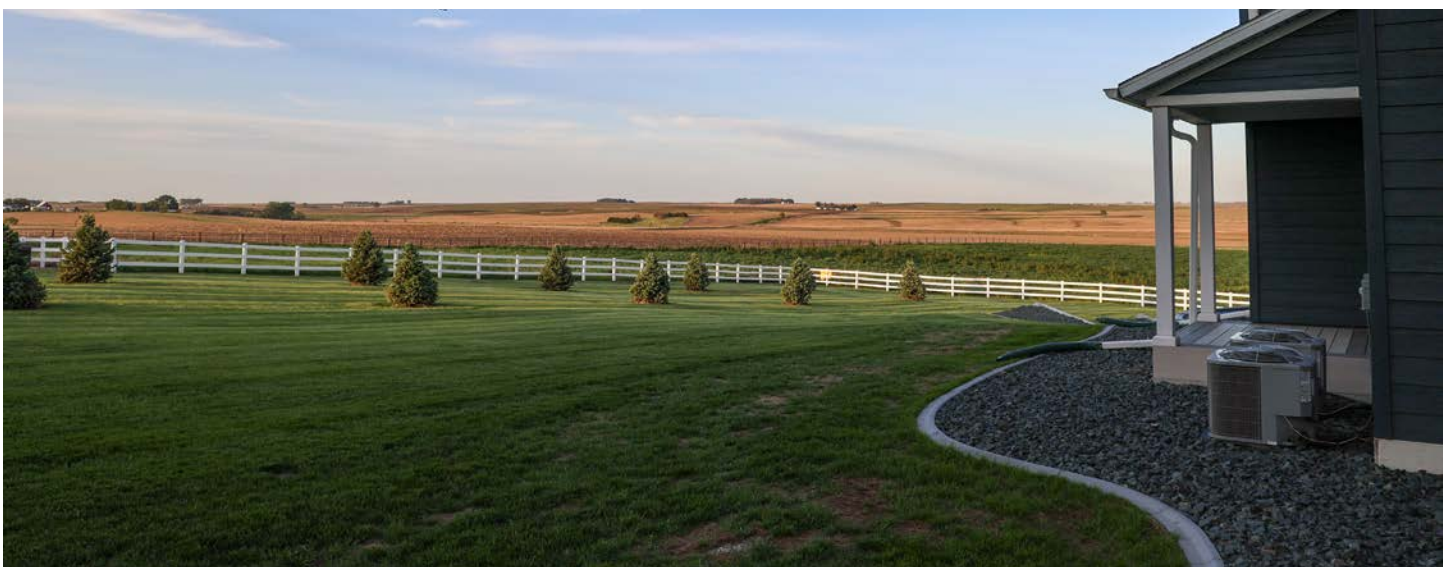
PANEL FENCING IN PASTURE AREA



13 +/- ACRES



ADDITIONAL EXTERIOR PHOTOS



AERIAL MAP

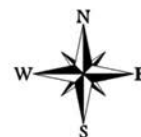


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Boundary Center: 42° 38' 3.02, -95° 57' 50.17

0ft 295ft 590ft

6-90N-43W
Plymouth County
Iowa



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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5/19/2025

TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 2.0

Min: 1,283.2

Max: 1,347.1

Range: 63.9

Average: 1,316.3

Standard Deviation: 16.08 ft

0ft 257ft 515ft

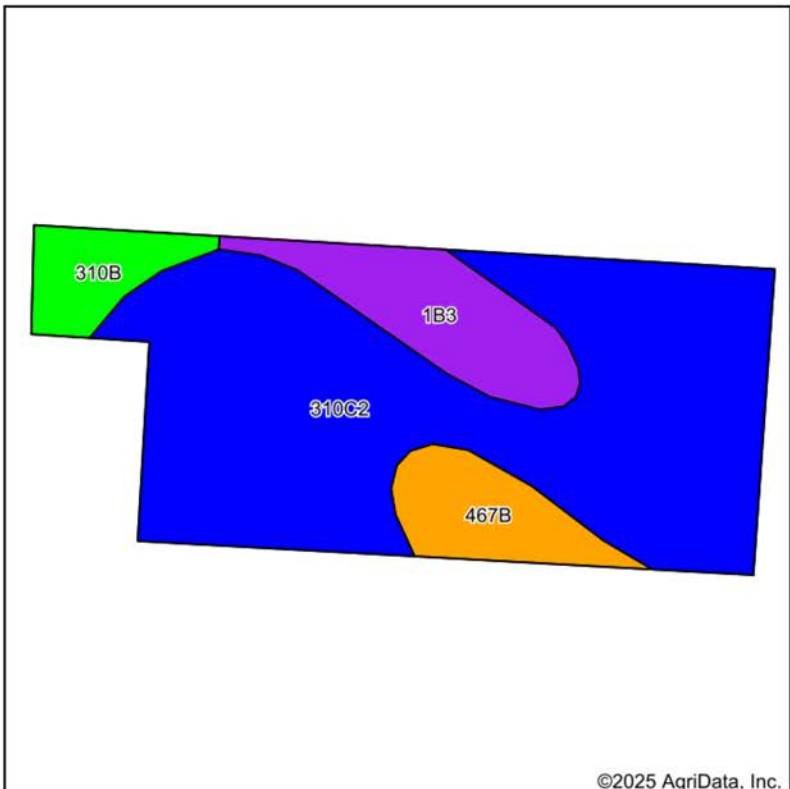


5/19/2025

6-90N-43W
Plymouth County
Iowa

Boundary Center: 42° 38' 3.02, -95° 57' 50.17

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Plymouth**
Location: **6-90N-43W**
Township: **Garfield**
Acres: **8.7**
Date: **2/2/2025**



Maps Provided By:



Area Symbol: IA149, Soil Area Version: 35

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
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	6.28	72.2%		Ille	211.2	61.2	84	51	67	67	65
1B3	Ida silt loam, 2 to 5 percent slopes, severely eroded	1.12	12.9%		Ile	185.6	53.8	57	57	59	59	59
467B	Radford silty clay loam, 2 to 5 percent slopes	0.76	8.7%		Ilw	198.4	57.5	75	72	78	75	77
310B	Galva silty clay loam, 2 to 5 percent slopes	0.54	6.2%		Ile	232.0	67.3	95	68	75	74	75
Weighted Average					2.72	208.1	60.3	80.4	54.7	*n 67.4	*n 67.1	*n 65.9

**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

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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