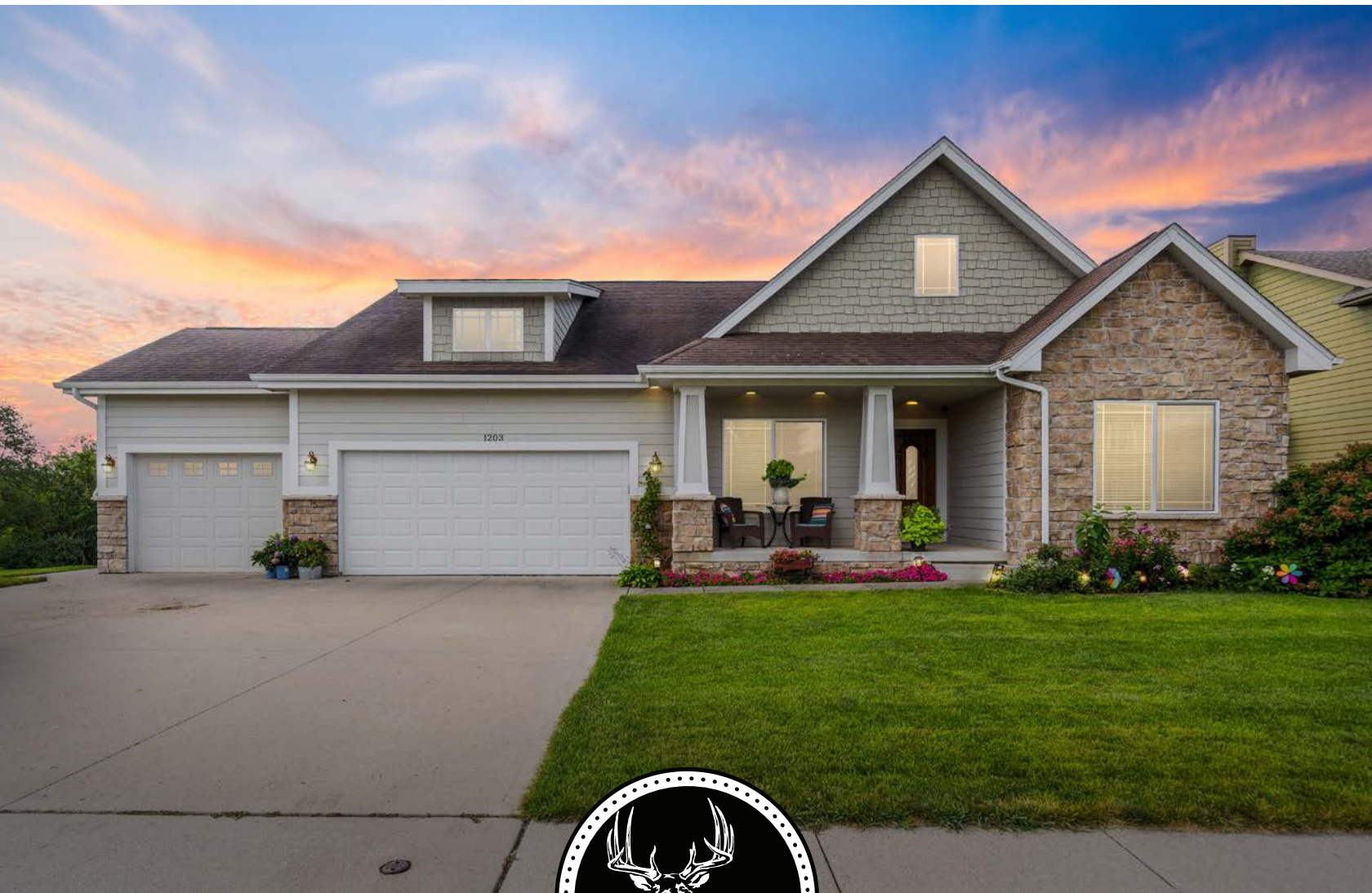


MIDWEST LAND GROUP PRESENTS

.34 ACRES IN

DALLAS COUNTY IOWA

1203 LYNNE DRIVE, ADEL, IA 50003



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

GORGEOUS ADEL HOME ON 1/3 ACRE LOT WITH PARK-LIKE BACKYARD

This stunning home offers over 3,000 square feet of meticulously maintained finished living space, thoughtfully designed for both everyday comfort and entertaining. The open-concept main floor features a seamless flow between the kitchen, dining room, and living room, complete with a cozy fireplace. The gourmet kitchen is equipped with stainless steel appliances, quartz countertops, an eat-in island, and plenty of storage.

The spacious primary suite is conveniently located on the main level and includes a large walk-in closet and a spa-like en-suite bath with dual sinks, a soaker tub, and a newly installed walk-in tile shower. Upstairs, you'll find fresh paint, new carpet, and additional

bedrooms that provide space for family or guests. The walkout basement expands the living space with a theatre room, generous bedroom, 3/4 bath, wet bar, family room, and 500 square feet of storage. Step outside to enjoy the park-like backyard on a 1/3-acre lot with a large deck, poured patio, and direct access to the new bike and walking trail running alongside the property.

Additional highlights include a 3-car attached garage, beautiful landscaping, and a prime location in the ADM School District. Just 5 minutes from Interstate 80, this home perfectly balances convenience with peaceful suburban living. Call agent Aaron Creger at (515) 491-9567 to schedule your private showing today!



PROPERTY FEATURES

PRICE: **\$509,000** | COUNTY: **DALLAS** | STATE: **IOWA** | ACRES: **0.34**

- Over 3,000 sq. ft. of meticulously maintained, finished living space
- 4 bedrooms & 3 bathrooms
- Open concept kitchen, dining room, & living room space with fireplace
- Stainless steel appliances, quartz countertops, & eat-in island
- Main floor primary bedroom with large walk-in closet and en-suite bathroom
- Dual sinks, soaker tub, & newly installed walk-in tile shower in primary bath
- New paint and carpet upstairs
- Walkout basement features a theatre room, large bedroom, $\frac{3}{4}$ bath, wet bar, living room, & 500 sq. ft. of storage space
- Park-like backyard on 1/3-acre lot with new bike & walking trail next to the property
- Large deck off the main level with poured patio below for plenty of outdoor entertainment space
- 3-car attached garage
- ADM School District
- Conveniently located just 5 minutes to Interstate 80



3,000 SQ. FT. FINISHED LIVING SPACE



4 BEDROOMS & 3 BATHROOMS



PARK-LIKE BACKYARD



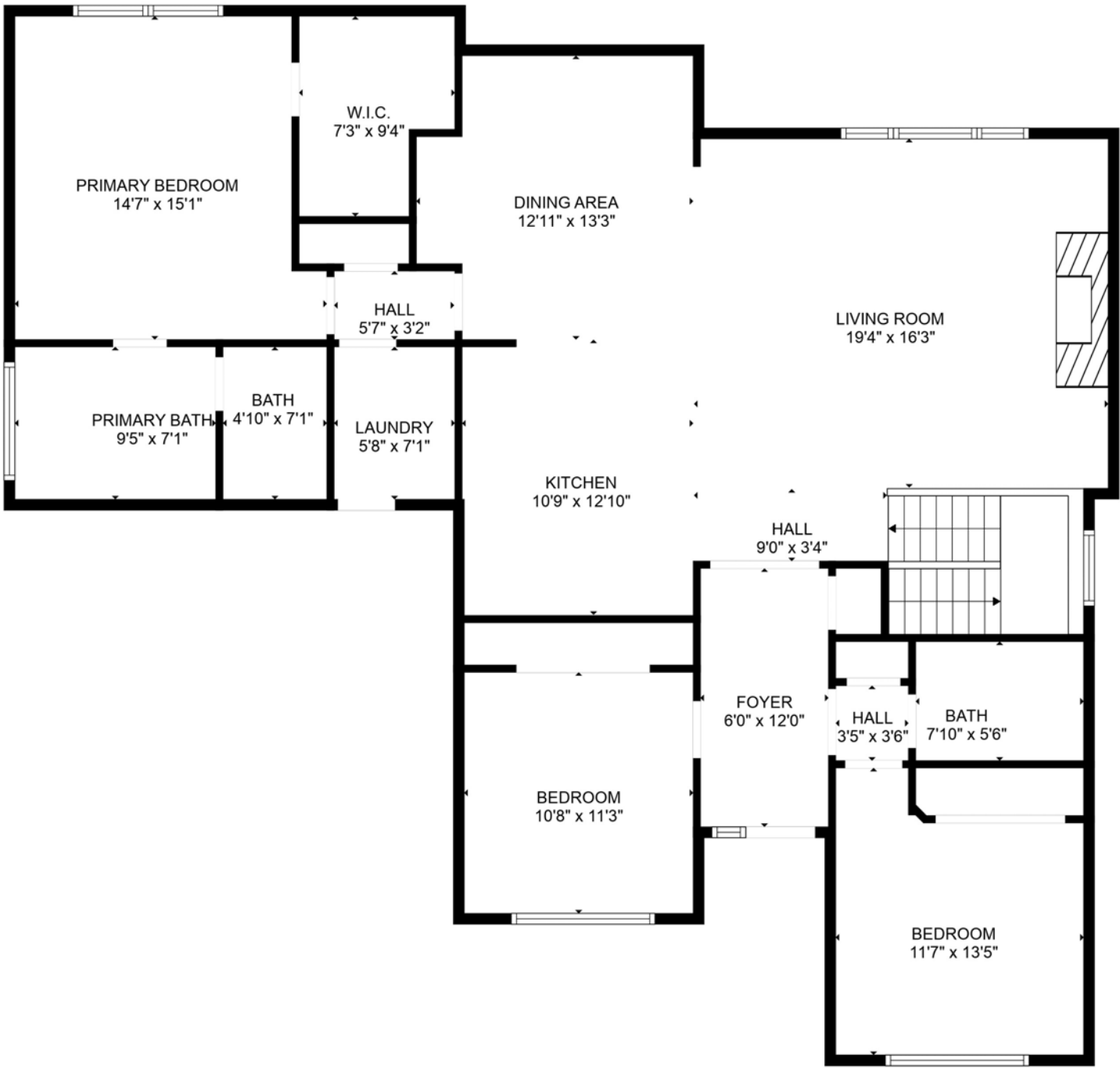
LARGE DECK



WALKOUT BASEMENT WITH PATIO



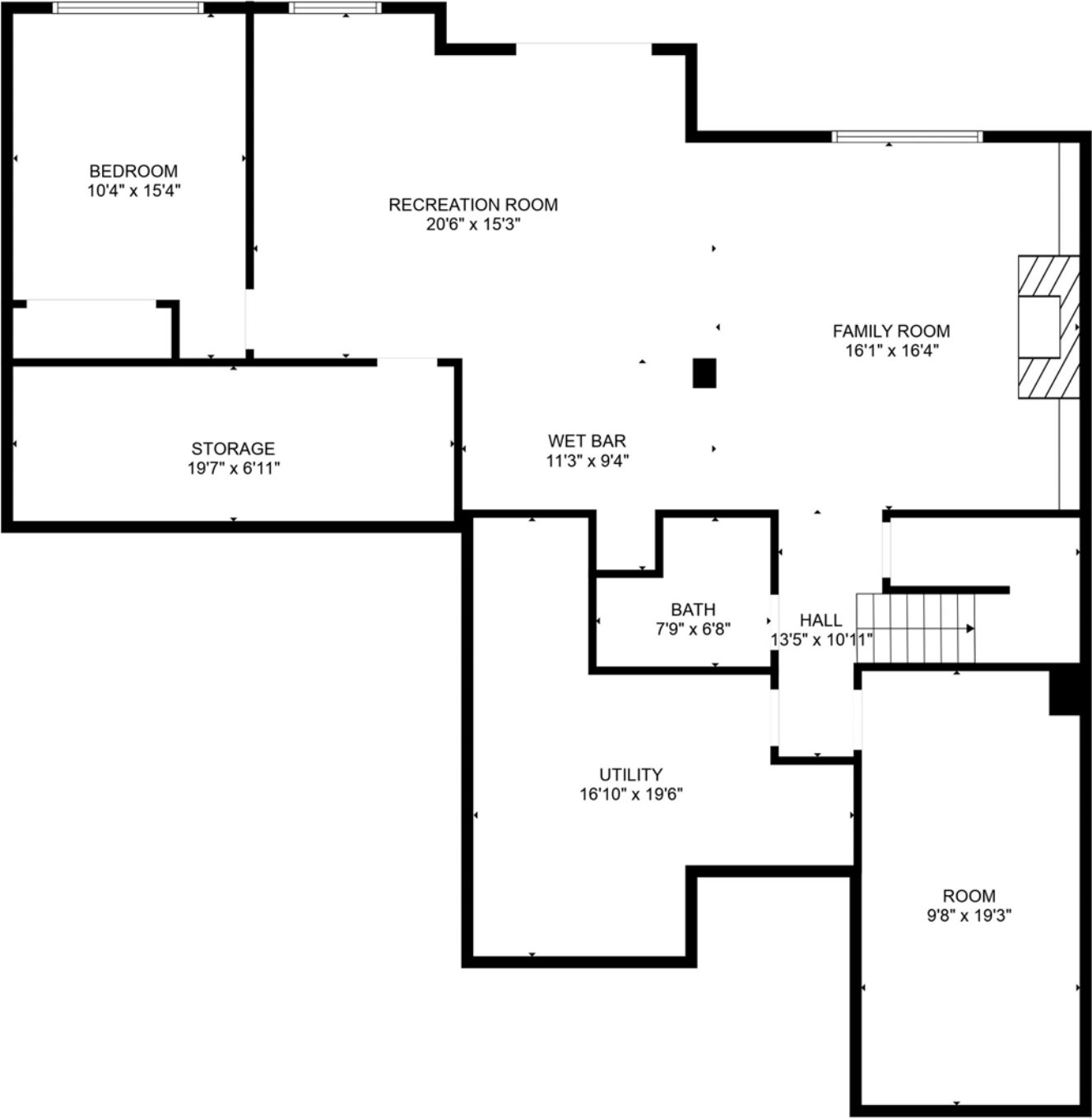
FLOOR PLAN - MAIN LEVEL



TOTAL: 2788 sq. ft
BELOW GROUND: 1162 sq. ft, FLOOR 2: 1626 sq. ft
EXCLUDED AREAS: STORAGE: 135 sq. ft, UTILITY: 202 sq. ft
WALLS: 206 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

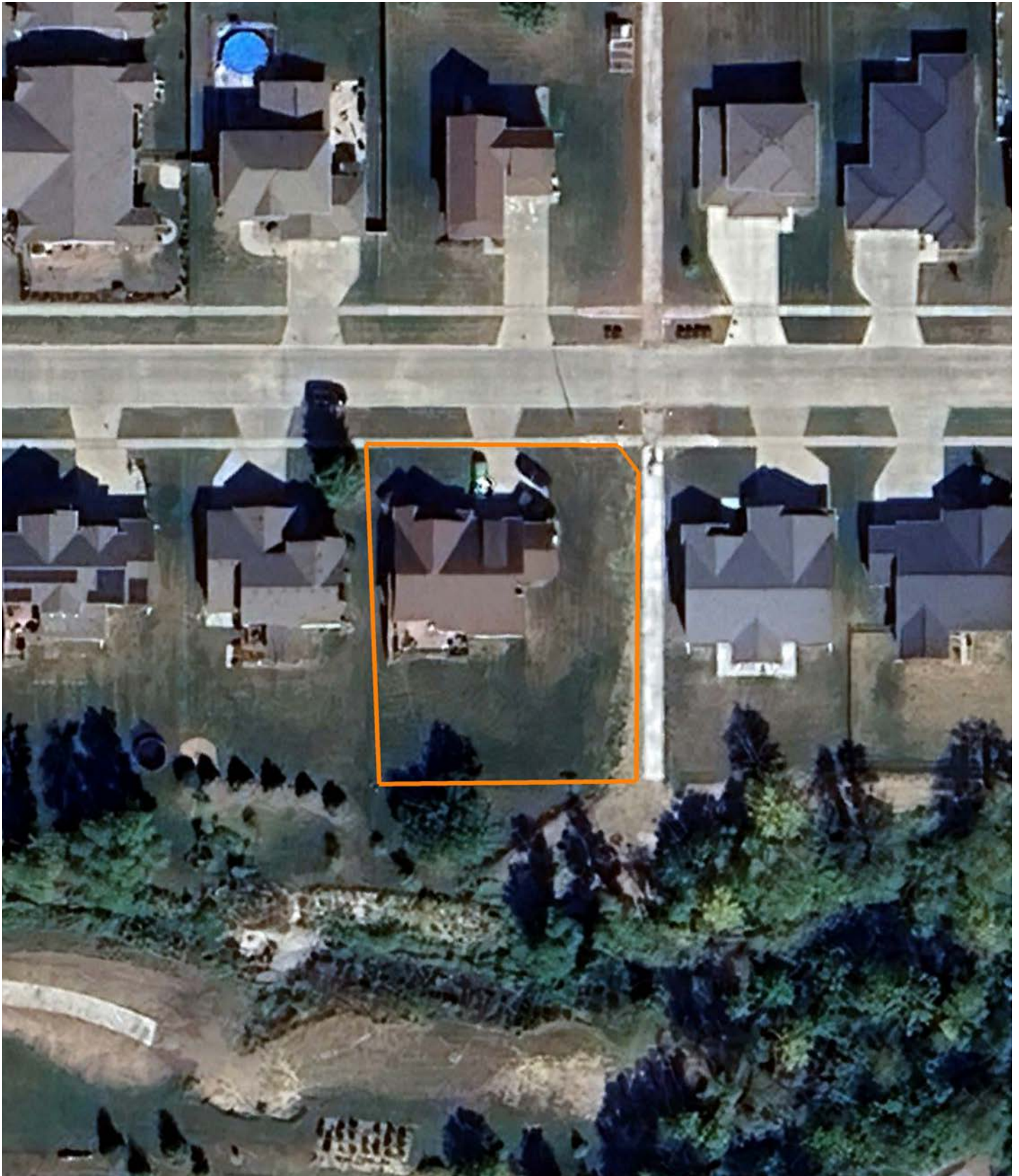
FLOOR PLAN - BASEMENT



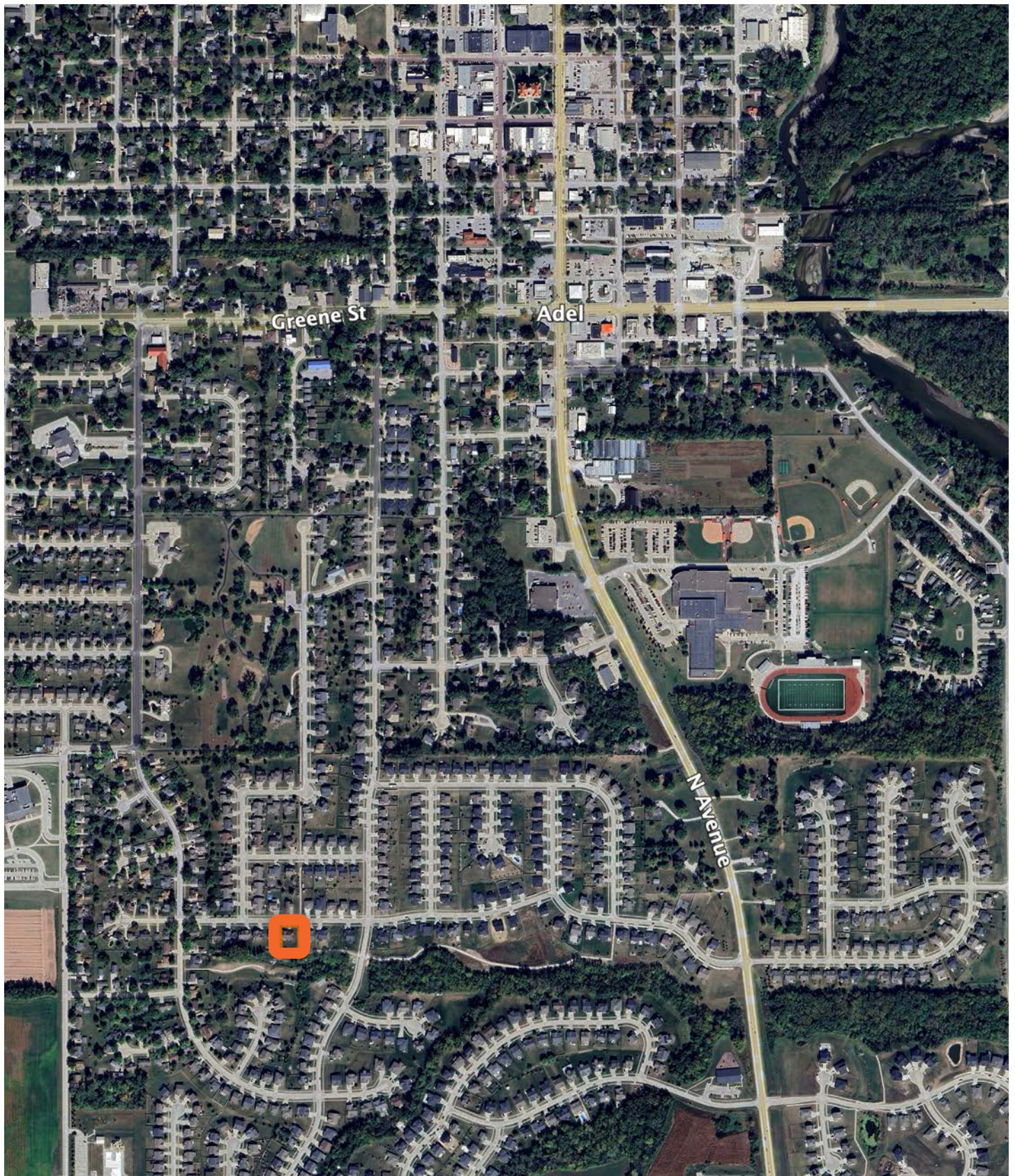
TOTAL: 2788 sq. ft
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

AERIAL MAP



OVERVIEW MAP



AGENT CONTACT

Aaron Creger is a proud Iowan who understands the importance of the land to the community. He believes that the process of buying or selling land should be enjoyable and fulfilling. Aaron is a professional who also appreciates the excitement of finding the perfect piece of property or the right buyer to keep the traditions of the land alive.

Born and raised in Des Moines, Aaron attended Johnston High School and the University of Iowa, where he earned a bachelor's degree in Business Management with a Certificate of Entrepreneurship. With 20 years of experience in custom flooring and tile, Aaron has honed his skills in putting clients' interests first and seeing projects through to completion with complete satisfaction.

Aaron is also a founding member of MudbuM, an outdoor brand based in Urbandale, IA, that had a TV show about fishing and camping off the grid on both the Pursuit Channel and Sportsman Channel. He understands the importance of the outdoors to Iowa's rural community and enjoys hunting, fishing, and camping with family and friends. Some of his fondest memories are of family fishing trips to Wisconsin and Canada, as well as camping trips with his best friends.

Outside of work, Aaron is a member of the Patriotic Gentlemen of Iowa (PGI), a nonprofit that focuses on helping others in need, primarily veterans. He understands the importance of community and giving back to those who have served.

Aaron lives in Urbandale, IA, with his wife Katie, daughter Elly, and sons Colton and Crew. He looks forward to helping his fellow Iowans find the perfect piece of land to call their own.



AARON CREGER,

LAND AGENT

515.491.9567

ACreger@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC, 7111 W. 151st Street, Ste. 27, Overland Park, KS 66223, 913.674.8010. Licensed in AL, AR, IL, IN, IA, KS, KY, LA, MN, MS, MO, MT, NE, OH, OK, SD, TN, TX, WI, and WY.