

MIDWEST LAND GROUP PRESENTS

12 ACRES IN

# WASHINGTON COUNTY IOWA



[MidwestLandGroup.com](https://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# STUNNING 12 +/- ACRE BUILD SITE ON PAVEMENT

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Midwest Land Group is proud to present this stunning 12+/- acre property, perfectly situated on pavement just off Vine Avenue between Riverside and Ainsworth. Just a short drive south of Iowa City, this property checks every box for those looking to build, recreate, and enjoy country living with city convenience.

A beautiful pond sets the tone for the property. At the same time, Goose Creek meanders through the northern portion, creating a peaceful natural backdrop. The land offers an ideal building site with ample space for a large home, outbuildings, and plenty of privacy. Mature oaks and walnuts, along with recently planted trees, add to the character and long-term beauty of the property.

A trail system winds throughout the property, providing easy access to all corners, whether for walking, ATV riding, or simply enjoying the outdoors. On the east side, a charming picnic area near the creek makes the perfect spot to relax and take in the views. Overlooking the rolling greenbelt hills along the Iowa River, this land offers unmatched scenery and a lifestyle to match.

With pavement access, you'll enjoy the convenience of a clean car and a quick commute to Iowa City, making this property an incredible opportunity that won't last long.

Call Land Agent Kyle Steinfeldt with Midwest Land Group today at (641) 485-7909 to schedule your private showing.

## PROPERTY FEATURES

PRICE: **\$205,000** | COUNTY: **WASHINGTON** | STATE: **IOWA** | ACRES: **12**

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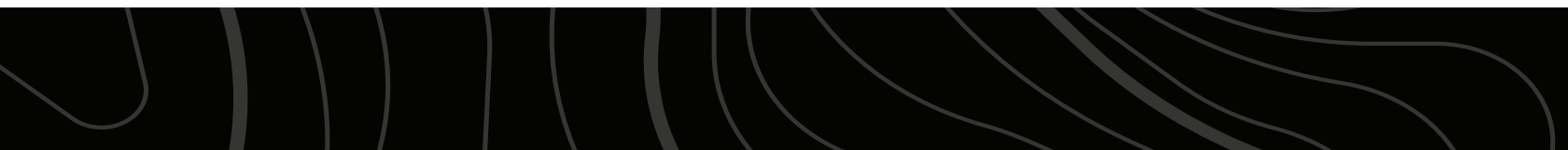
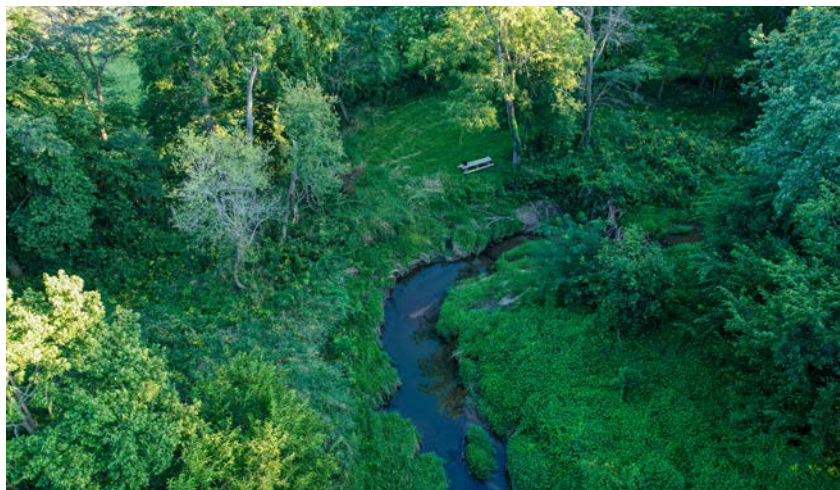
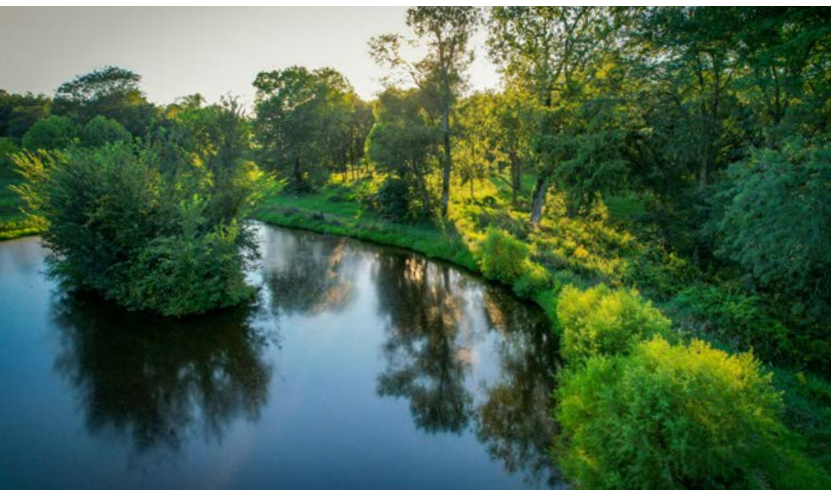
- 12 +/- acres on pavement right on Vine Avenue
- Conveniently located between Riverside and Ainsworth, just south of Iowa City
- Beautiful pond and Goose Creek running through the north side of the property
- Prime build site with room for a large home and additional outbuildings
- Mature oaks and walnuts, plus newly planted trees
- Trail system throughout the property
- Picnic area near the creek, perfect for family gatherings or relaxation
- Gorgeous views of the rolling greenbelt hills along the Iowa River
- Pavement frontage for easy, clean access year-round
- Ideal blend of recreation, natural beauty, and convenience
- Electric at the road
- Taxes \$270 annually
- Shown by appointment only, call (641) 485-7909



# BEAUTIFUL POND AND GOOSE CREEK

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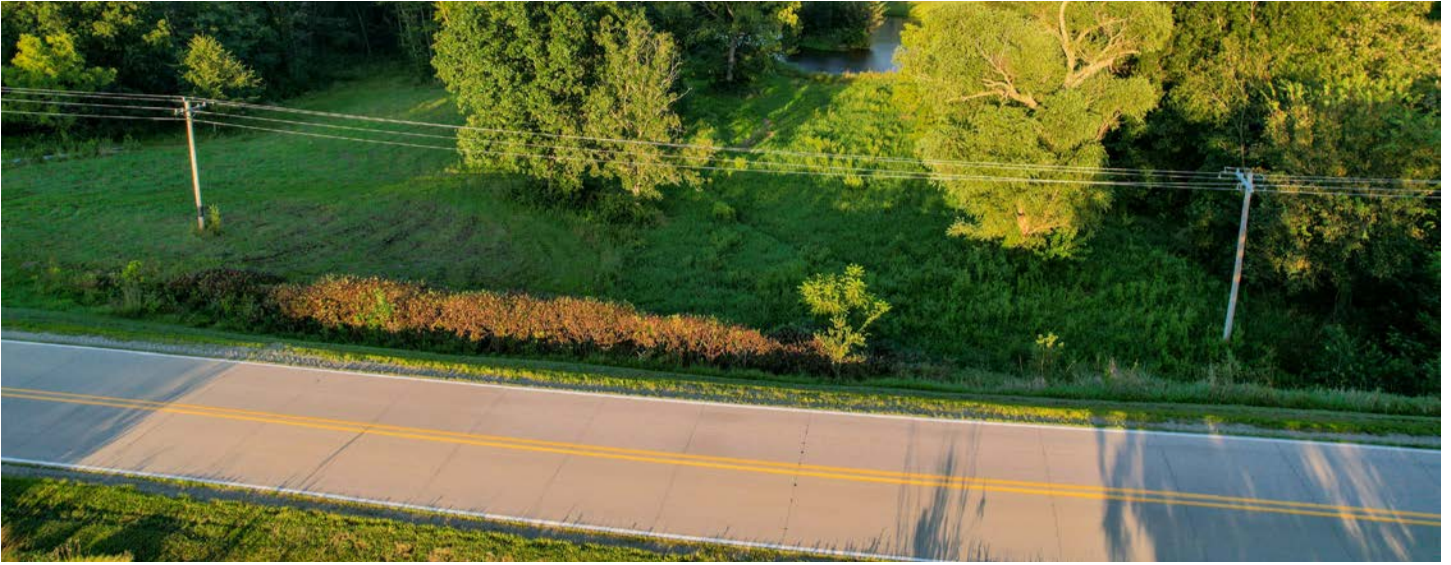
A beautiful pond sets the tone for the property. At the same time, Goose Creek meanders through the northern portion, creating a peaceful natural backdrop.





# VINE AVENUE FRONTAGE

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## MATURE OAKS AND WALNUTS

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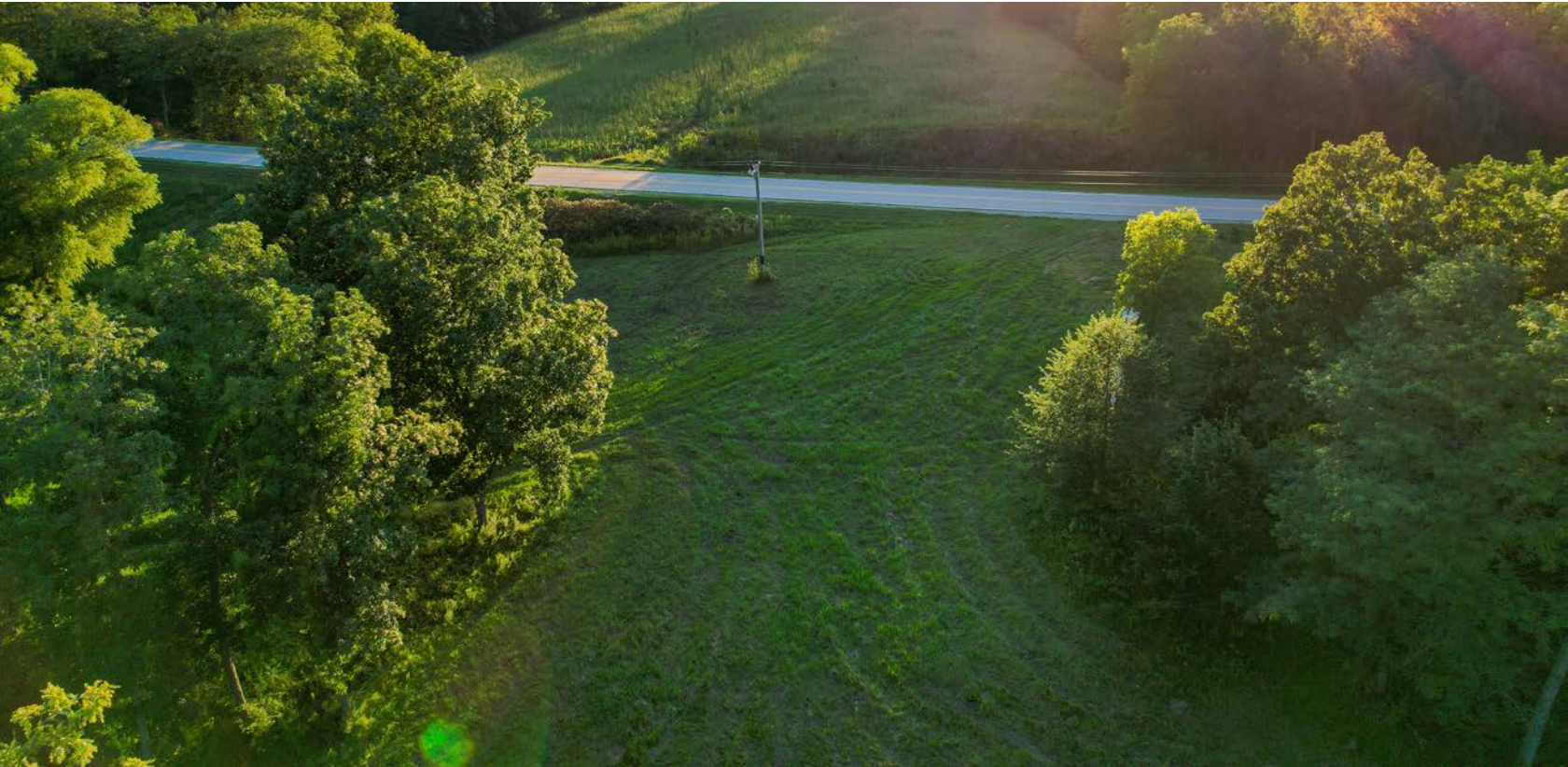




# POTENTIAL BUILD SITE

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The land offers an ideal building site with ample space for a large home, outbuildings, and plenty of privacy.





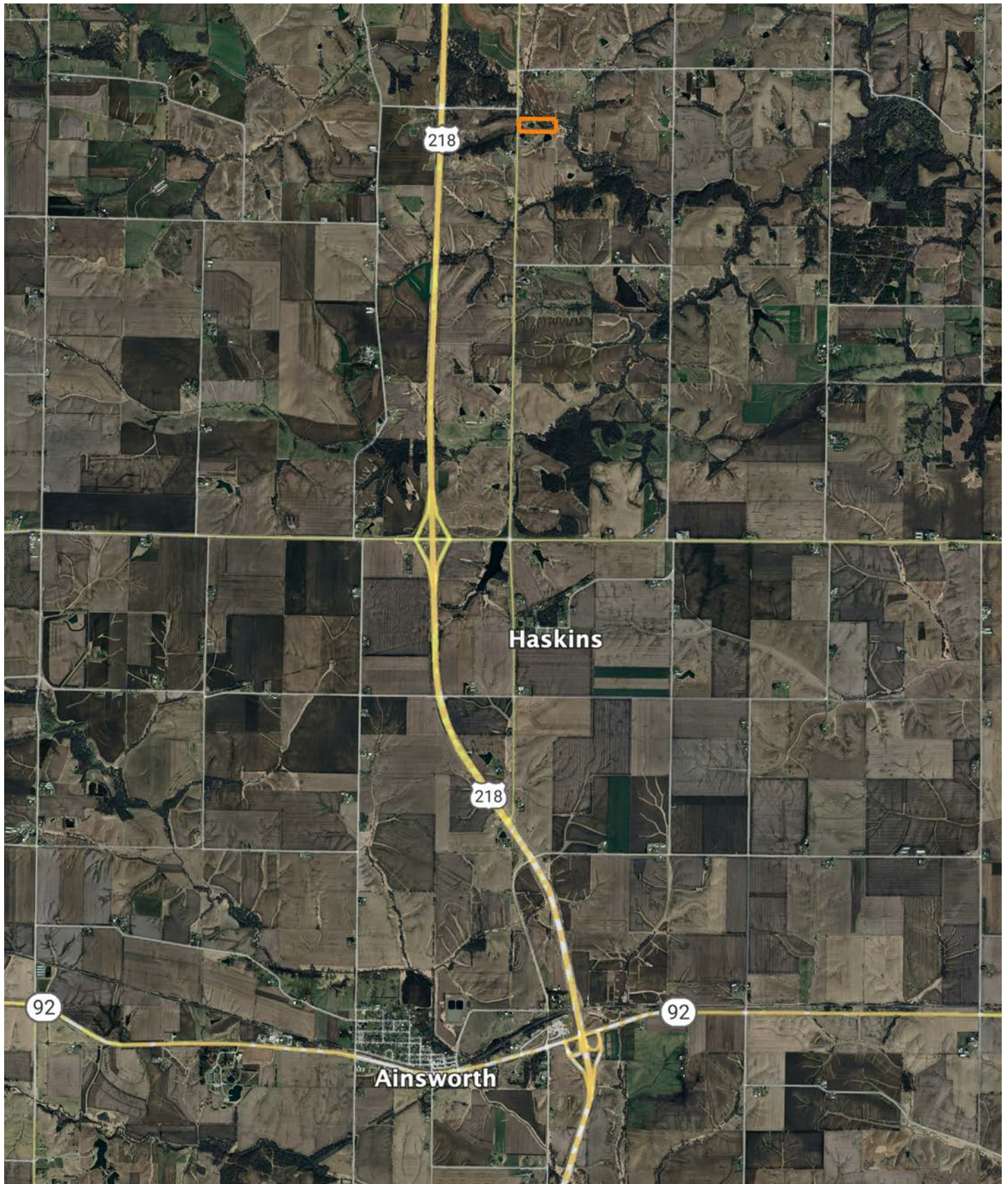
# AERIAL MAP

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# 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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## MidwestLandGroup.com

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