

MIDWEST LAND GROUP PRESENTS

33 ACRES IN

MARION COUNTY IOWA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

COUNTRY HOME WITH BEAUTIFUL BACKDROP IN MARION COUNTY, IOWA

Discover the perfect blend of comfort, nature, and income on this beautiful 33 +/- acre property in Marion County. This well-maintained 4-bedroom, 2-bath ranch home offers nearly 3,000 square feet of living space, built in 1976 with timeless quality and thoughtful design throughout.

The home features a tree-lined drive with a brick veneer exterior and charming curb appeal. A 2-car attached garage. A full professionally waterproofed basement with ample storage and two sump pumps. Spacious eat-in kitchen with abundant counter and cabinet space. Two cozy family rooms, each featuring a wood-burning fireplace. An inviting formal dining room perfect for holiday gatherings. Large windows throughout the home bring in wonderful natural light. The concrete patio is ideal for relaxing evenings or entertaining outdoors.

The land is as impressive as the home, offering a diverse habitat that supports plentiful wildlife, including

deer, turkey, pheasants, and more - ideal for hunting or simply enjoying the sights and sounds of nature. Approximately 26 acres are enrolled in CRP (CP-23), delivering a consistent income stream while enhancing the wildlife habitat and scenic beauty. English Creek access along the eastern boundary offers additional recreational opportunities such as fishing, kayaking, and nature watching. The property is located just a few miles from Lake Red Rock Dam, providing access to boating, fishing, camping, and countless outdoor adventures.

With just a short drive to Knoxville and Pella and under a 1-hour drive to Des Moines, the property offers the perfect balance of rural tranquility with city convenience. Whether you're looking for a peaceful country retreat, an income-producing investment, or your forever home surrounded by nature, this property truly has it all. Don't miss your opportunity to own this exceptional acreage - schedule your private showing today!



PROPERTY FEATURES

PRICE: **\$665,000** | COUNTY: **MARION** | STATE: **IOWA** | ACRES: **33**

- Ranch home built in 1976 with 4 bedrooms and 2 full baths
- 2,980 square feet finished on main level
- 2 living rooms, both with fireplaces
- Large eat-in kitchen
- 2-car attached garage
- Full basement, professionally waterproofed
- Approximately 26 acres enrolled in CRP paying 283.01/acre through 2039
- CRP contract is being reconstituted, and acres may vary slightly
- CRP annual income of \$7,000 +/-
- 10 miles to Knoxville
- 10 miles to Pella
- 8 miles to Red Rock Dam
- 48 miles to Des Moines
- Taxes \$5,086
- Pella School District
- 33.92 gross acres
- 33.05 net acres



RANCH HOME



LARGE EAT-IN KITCHEN



FULL BASEMENT



APPROXIMATELY 26 ACRES IN CRP



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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Boundary Center: 41° 19' 21.93, -92° 55' 53.27

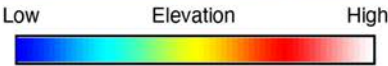
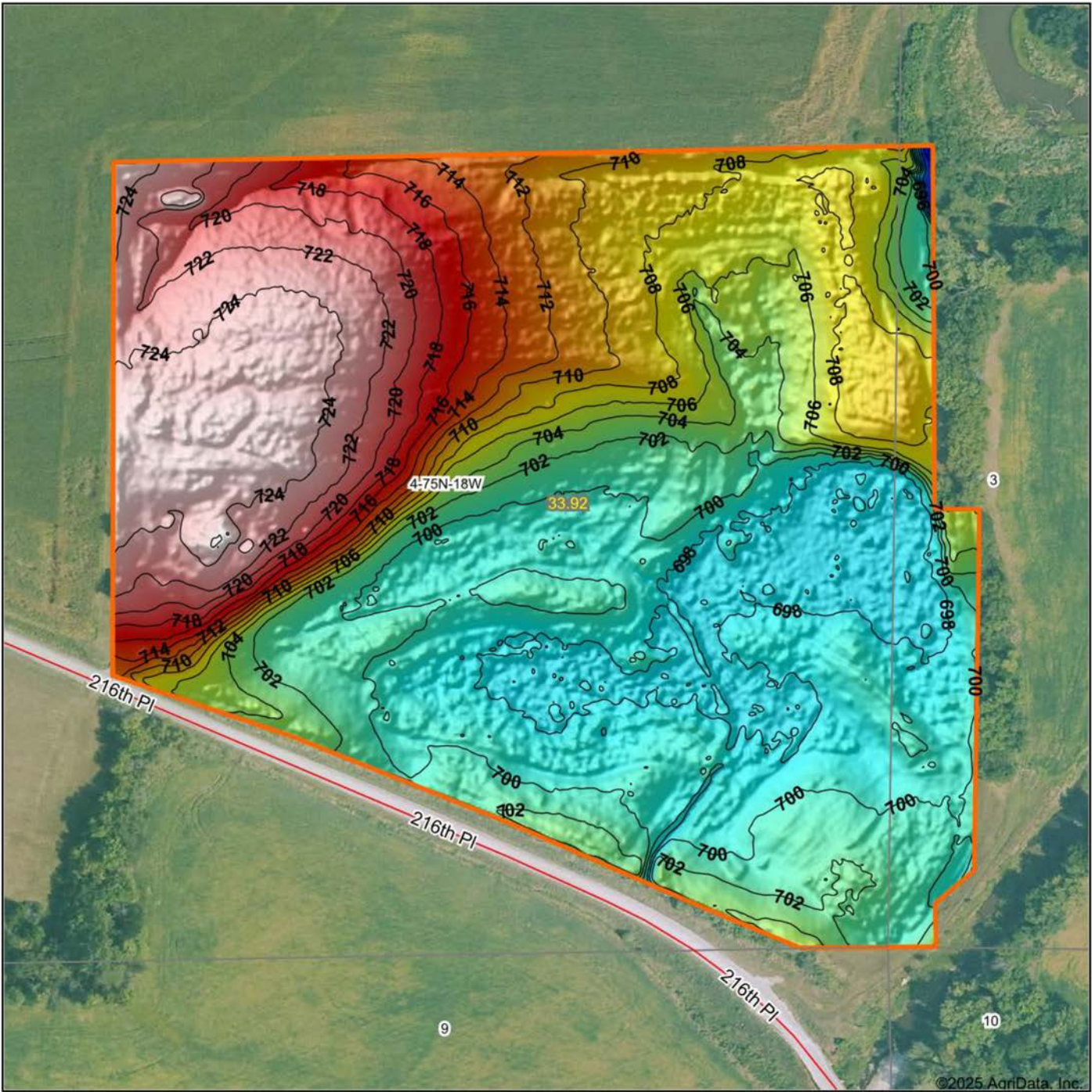
4-75N-18W
Marion County
Iowa

0ft 247ft 494ft



8/31/2025

HILLSHADE MAP



Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem
Interval(ft): 2
Min: 689.0
Max: 726.4
Range: 37.4
Average: 707.5
Standard Deviation: 9.35 ft

0ft 250ft 500ft

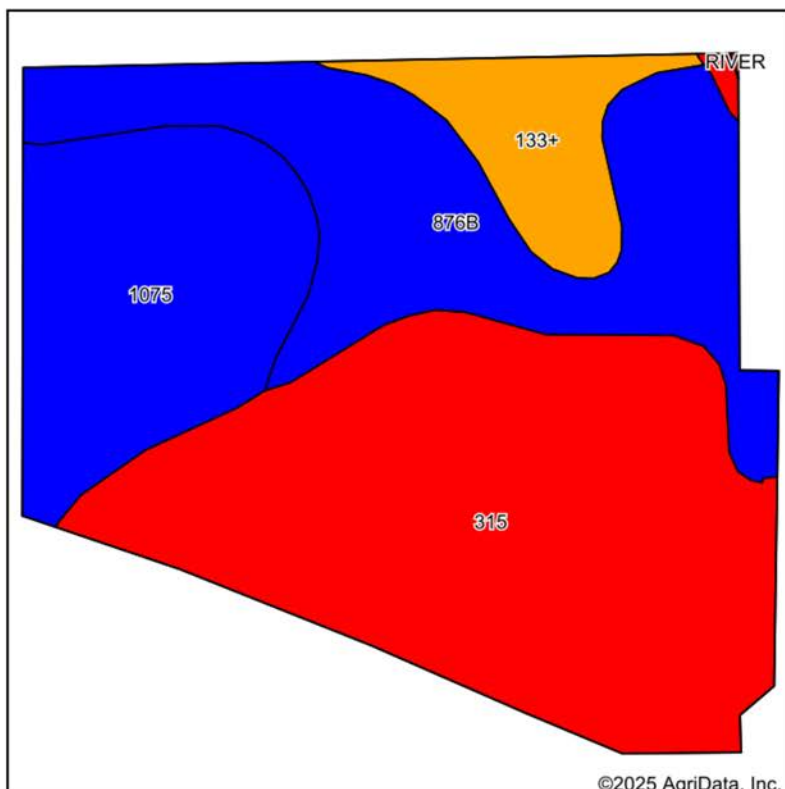


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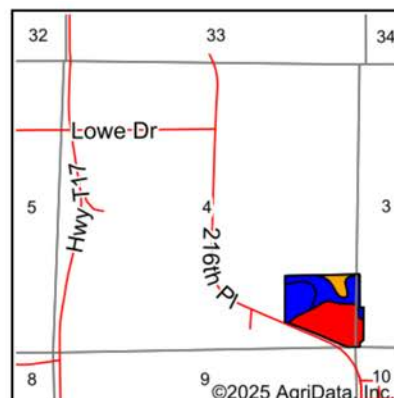
4-75N-18W
Marion County
Iowa

Boundary Center: 41° 19' 21.93, -92° 55' 53.27

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Marion**
 Location: **4-75N-18W**
 Township: **Clay**
 Acres: **33.92**
 Date: **8/31/2025**



Maps Provided By:



Area Symbol: IA125, Soil Area Version: 34

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
315	Alluvial land-Landes complex, 0 to 2 percent slopes	15.80	46.5%		Vw	80.0	23.2	21		51	50	35
876B	Ladoga silt loam, terrace, 2 to 5 percent slopes	8.74	25.8%		Ile	212.8	61.7	86	79	92	92	78
1075	Givin silt loam, benches, 0 to 2 percent slopes	6.78	20.0%		Iw	217.6	63.1	86	83	91	91	84
133+	Colo silt loam, deep loess, 0 to 2 percent slopes, overwash, occasionally flooded	2.60	7.7%		Ilw	204.8	59.4	78	80	85	81	85
Weighted Average					3.20	151.3	43.9	55.1	*-	*n 72.2	*n 71.4	*n 59.7

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

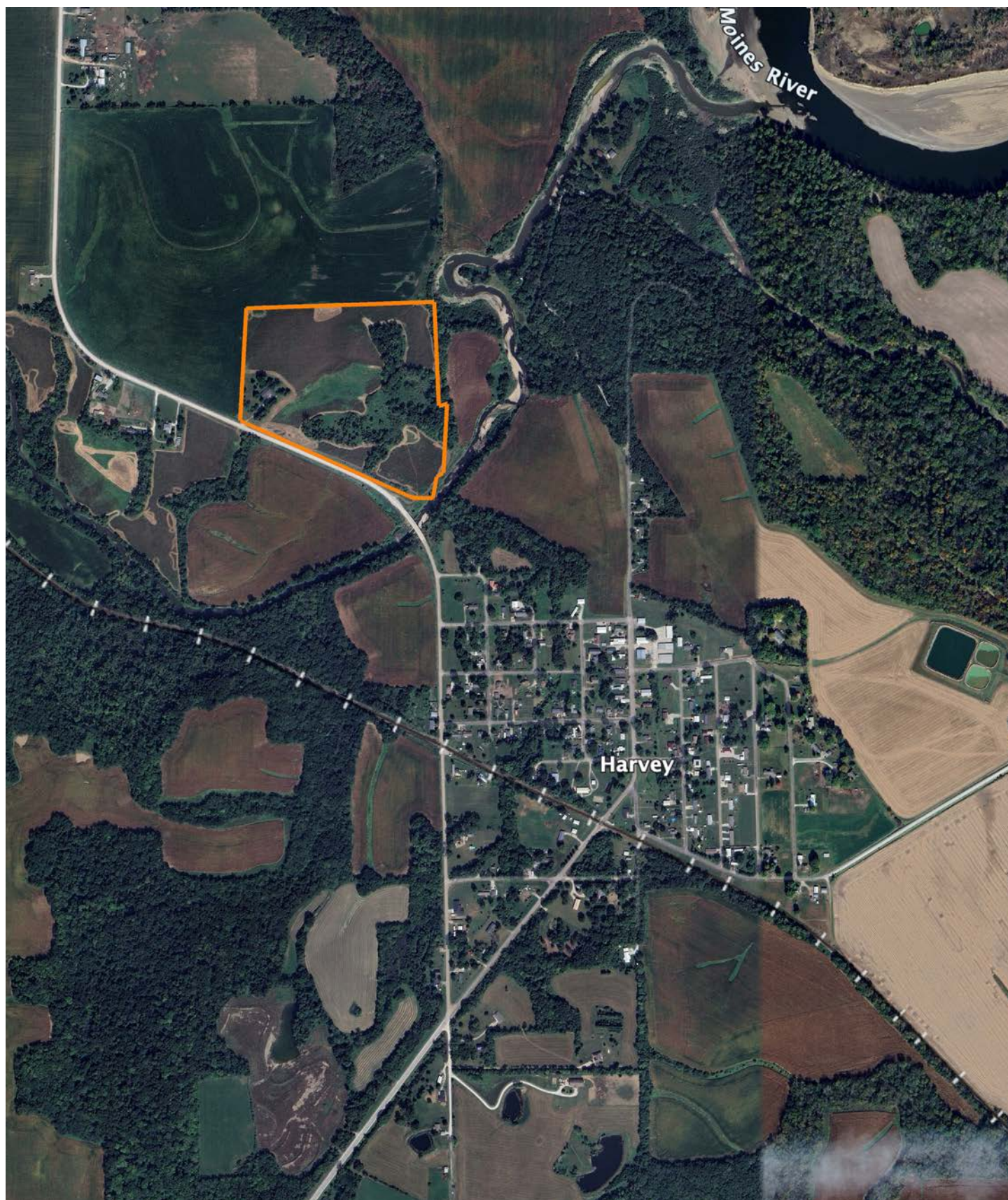
*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*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

Sean is a licensed real estate broker with Midwest Land Group, specializing in helping individuals and families achieve their dream of land ownership. With a passion for assisting others in realizing their goals, Sean takes great pride in his ability to guide clients through the intricate process of real estate transactions.

Beyond his professional endeavors, Sean finds solace and fulfillment in the great outdoors. As an avid bowhunter and passionate fisherman, he relishes every opportunity to immerse himself in nature's beauty. This love for outdoor activities not only fuels his personal interests but also enhances his understanding of properties and their potential for recreational enjoyment.

Sean's dedication extends beyond his work and hobbies to his role as a devoted father. With three beautiful children, he finds immense joy in supporting and cheering them on in their sports and extracurricular activities. Through this experience, Sean has developed a deep understanding of the importance of balance, teamwork, and perseverance.

Prior to his successful career in real estate, Sean honed his leadership and relationship-building skills while managing a Fortune 500 company. This invaluable experience has equipped him with a unique perspective and a keen ability to connect with people from all walks of life. Sean's unwavering commitment to his clients, combined with his strong work ethic, ensures that he consistently goes above and beyond to meet their needs.

With a genuine passion for helping others and a tireless dedication to his craft, Sean embodies the qualities of a trustworthy and hardworking real estate broker. Whether you are a first-time buyer or an experienced investor, Sean is ready to guide you through every step of the real estate journey, providing you with exceptional service and expertise that you can rely on.



SEAN STEWART,
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