

MIDWEST LAND GROUP PRESENTS

4 ACRES

MARION COUNTY, IA

1785 HIGHWAY 14, KNOXVILLE, IOWA 50138



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

A RARE STANDARD OF COUNTRY LUXURY - IMMACULATE 4 +/- ACRE TIMBER-BACKED ESTATE

Set against a stunning backdrop of mature timber just south of Knoxville, this custom-built 4 +/- acre estate offers a level of craftsmanship, cleanliness, and care that is increasingly difficult to find. Tucked just a quarter mile off Highway 14, the property feels private and peaceful, yet remains conveniently close to town. From the moment you enter the drive, new fencing and meticulously maintained grounds set the tone for what awaits - a home and property preserved to an exceptional standard.

The level of cleanliness and maintenance throughout - including mechanical areas, trim work, exterior concrete, and finished spaces - reflects true pride of ownership rarely seen in rural properties.

The main residence offers four bedrooms and three and a half baths, including three conforming bedrooms and one non-conforming, providing flexibility for guests, office space, or additional living needs. Soaring vaulted ceilings create architectural scale while maintaining warmth through natural wood finishes. White and red oak flooring flows throughout the main living spaces, complemented by hickory cabinetry, granite countertops, and stainless steel finishes in the kitchen.

The living room centers around a dramatic wood-burning fireplace enhanced with pristine stonework,

while a secondary gas fireplace provides convenience and efficiency. The master suite continues the theme of refinement with marble countertops, new fixtures, and pure cedar ceilings in the master bath - a space designed for both tranquility and function. Oak banisters, cedar shelving, solid oak and steel switch panels, sliding barn doors, surround sound, central vacuum, geothermal, updated lighting, and a reverse osmosis water system further reinforce the home's superior quality.

The three-season screened porch with Eagle windows extends the living space and captures picturesque views of landscaped grounds transitioning into prairie and timber. Outdoor spaces flow seamlessly from screened porch to premium composite decking and concrete to a beautifully designed firepit area, creating a cohesive and private entertaining environment. The timber backdrop provides natural privacy, visual depth, and a park-like setting that changes beautifully with the seasons.

Beyond aesthetics, the property demonstrates exceptional structural and mechanical care. The roof, siding, flooring, fencing, lighting, and concrete surfaces have all been updated or enhanced. A lifetime-certified TSR concrete coating ensures long-term durability without chipping, peeling, or discoloration. Three laterals have been pumped, the water pump updated, and the propane tank is owned. Professionally finished

concrete surfaces throughout the property are in outstanding condition.

On the north side of the property stands a fully insulated 30'x40' workshop paired with a beautifully finished and fully self-contained 1 bedroom, 1 bath guest home (ADU). The shop has been recently upgraded with premium fine wood plank interior finish throughout the entire space, creating a clean, finished, high-end workspace rarely found in rural outbuildings. Radiant in-floor heat, double insulation, mini-split system, bonus air conditioning, steel ceilings, truck-height doors, and updated pump systems allow for year-round usability and comfort. The guest home has operated successfully in the past as a short-term rental and, along with the property's

flexibility, contributes to an estimated \$30,000 in annual income potential.

Mature apple, peach, cherry, tulip, and birch trees, along with blueberry bushes and newly planted hostas, enhance the setting. A cedar plank porch, outdoor lighting, garden shed, chicken barn, and woodshed further support a refined yet functional country lifestyle.

Properties maintained to this standard - combining craftsmanship, structural integrity, income flexibility, and natural privacy - are exceptionally rare in today's market. Shown by appointment only. Proof of pre-approval is required prior to scheduling. Call Land Agent Kyle Steinfeldt today!

PROPERTY FEATURES

COUNTY: **MARION** | STATE: **IOWA** | ACRES: **4**

- 4 +/- acre timber-backed estate just south of Knoxville
- Main home: 4 bedrooms (3 conforming, 1 non-conforming), 3.5 baths
- Fully self-contained guest home (ADU): 1 bedroom, 1 bath
- 30'x40' insulated workshop with radiant in-floor heat
- Premium fine wood plank interior finish throughout shop/garage
- Reverse osmosis water system in main house
- Soaring vaulted ceilings in main living area
- White & red oak flooring
- Hickory cabinetry & granite countertops
- Wood-burning fireplace & stone surround
- Hydron Module Geothermal System
- Secondary gas fireplace
- Marble master bath vanity with cedar ceiling
- Three-season screened porch with Eagle windows
- Premium composite decking
- Custom-designed firepit area
- New fencing at driveway & survey lines
- Lifetime-certified TSR concrete coating
- Professionally finished concrete in excellent condition
- Three laterals pumped & updated water pump
- Owned propane tank
- Orchard trees & landscaped plantings
- Estimated \$30,000 annual income potential with guest home
- Exceptionally clean, meticulously maintained condition

MAIN HOME



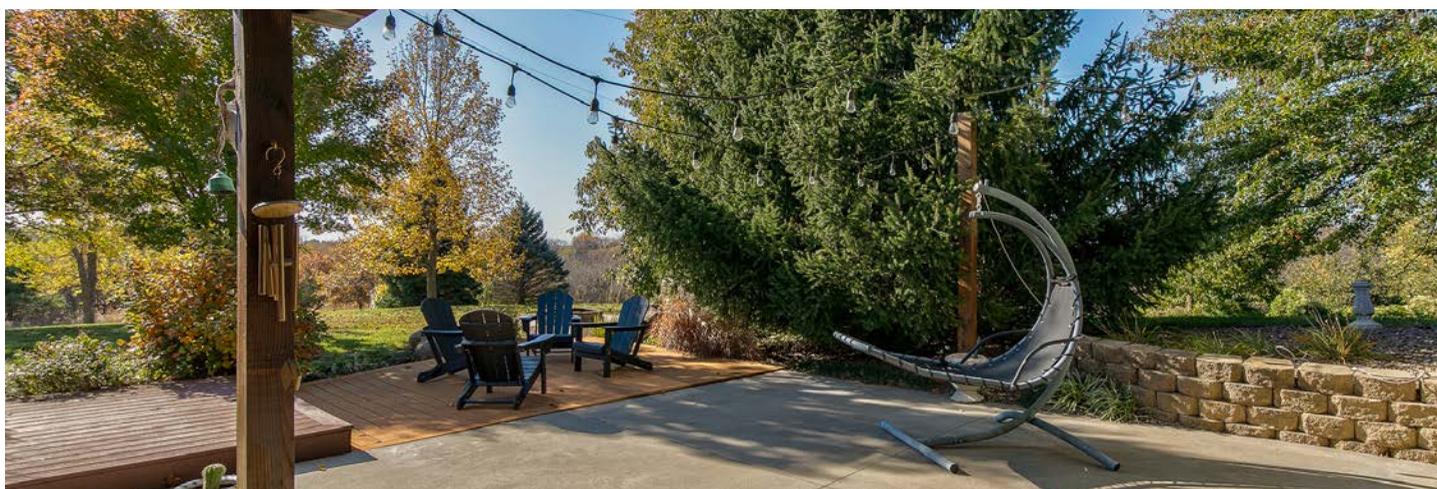
4 BED, 3 BATH



THREE-SEASON SCREENED PORCH



CUSTOM-DESIGNED FIREPIT AREA



FULLY SELF-CONTAINED GUEST HOME

On the north side of the property stands a fully insulated 30'x40' workshop paired with a beautifully finished and fully self-contained 1 bedroom, 1 bath guest home (ADU). The guest home has operated successfully in the past as a short-term rental and, along with the property's flexibility, contributes to income potential.



30'X40' INSULATED WORKSHOP



NEW FENCING



4 +/- ACRE TIMBER-BACKED ESTATE



ADDITIONAL PHOTOS



AERIAL MAP



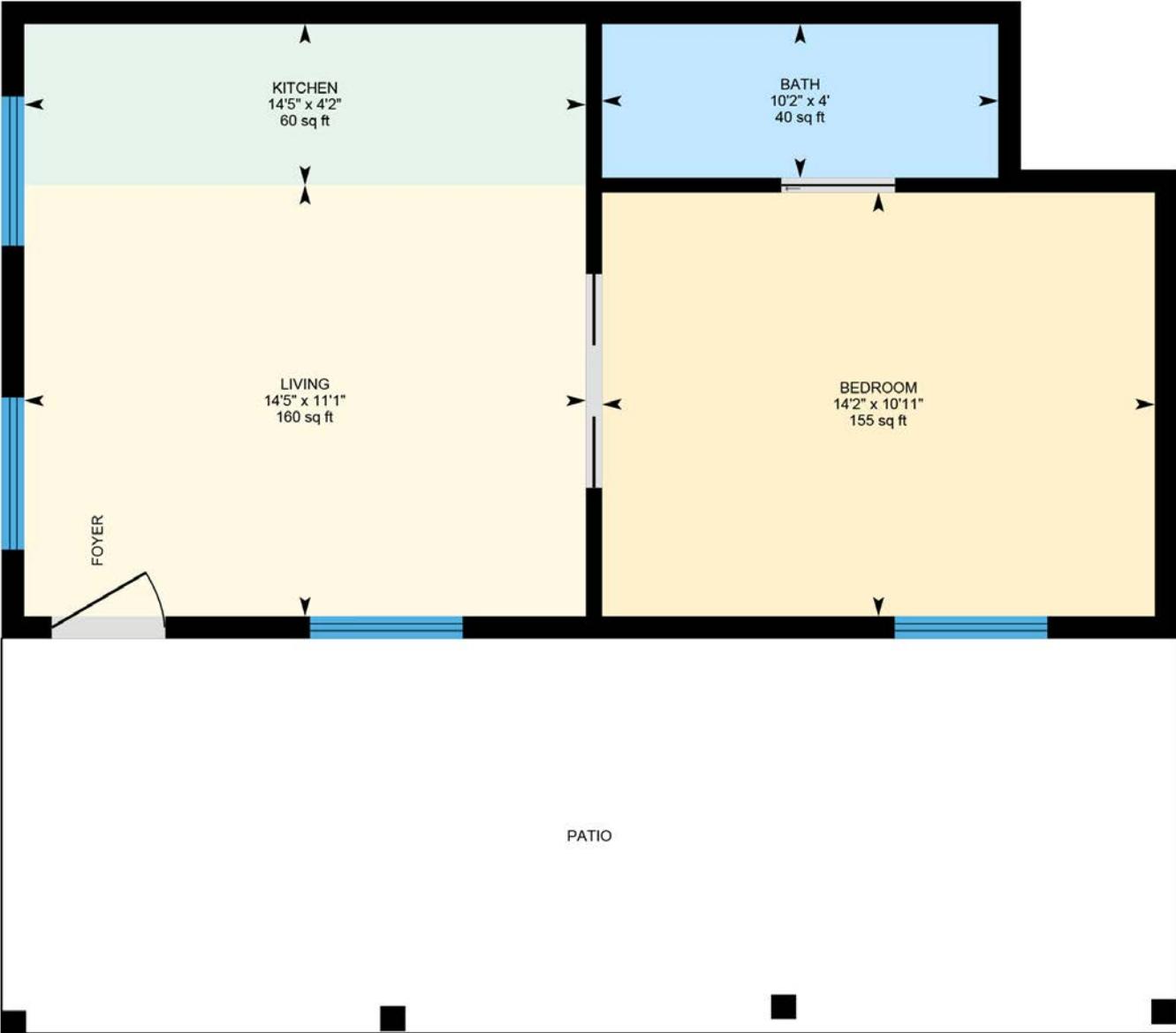
FLOORPLAN - MAIN HOUSE, MAIN FLOOR



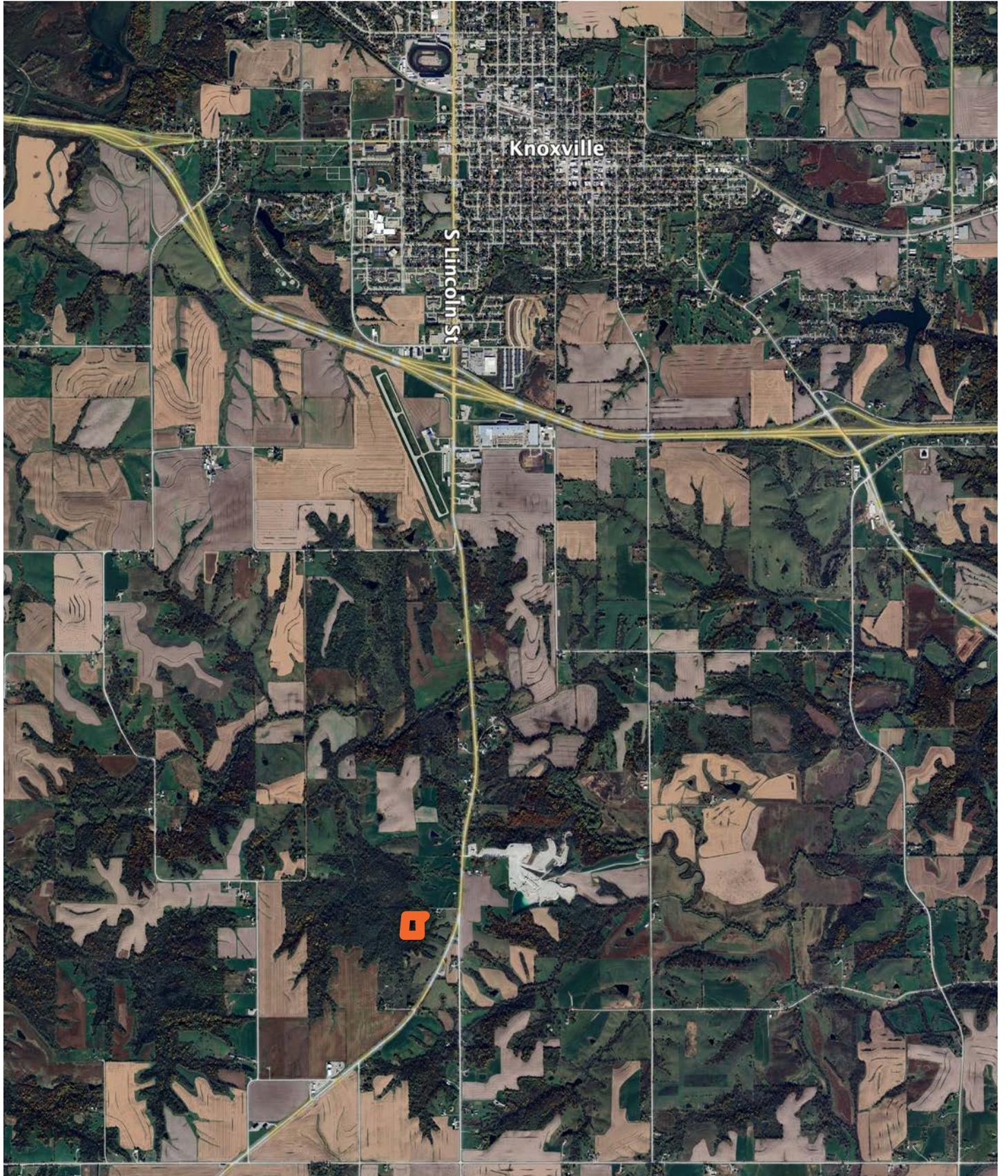
FLOORPLAN - MAIN HOUSE, BASEMENT



FLOORPLAN - GUEST HOUSE



OVERVIEW MAP



AGENT CONTACT

Helping landowners achieve their real estate goals with integrity, experience, and a deep respect for the land is Kyle Steinfeldt's mission. Kyle's passion for the outdoors extends beyond the woods and water where he grew up in small-town Iowa. Motivated and driven to succeed, he takes great pride in representing his clients with honesty, respect, and a high level of communication throughout the entire process.

As both a Land Agent and a landowner, Kyle understands firsthand what sellers expect from their representation. He also understands and appreciates the history, hard work, and legacy behind many of the farms and properties he represents. Each client and transaction is important to Kyle, having helped many families successfully navigate the sale of some of their largest and most meaningful assets.

In his free-time, Kyle enjoys actively managing and improving his farm in southern Iowa through food plots, habitat enhancement, and long-term stewardship and conservation practices. As a Land Professional, he uses that hands-on experience to effectively position farm and recreational tracts and highlight their strengths to qualified buyers. He has extensive knowledge of land values and market trends across the state of Iowa, representing recreational and hunting properties as well as highly productive tillable farmland.

Kyle graduated high school in Eldora and earned a bachelor's degree in business administration with an emphasis in marketing from Wartburg College in Waverly. He previously worked in a senior level sales position as well as product management roles within the outdoor industry, experience that strengthened his negotiation skills and ability to market property effectively.

Kyle lives on an acreage near Riverside with his wife, Ashley, and their three border collies—Concho, Jig, and Cinch. If you're considering selling, Kyle would welcome the opportunity to represent you with integrity, professionalism, and a deep respect for the land and its legacy. Give him a call today!



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