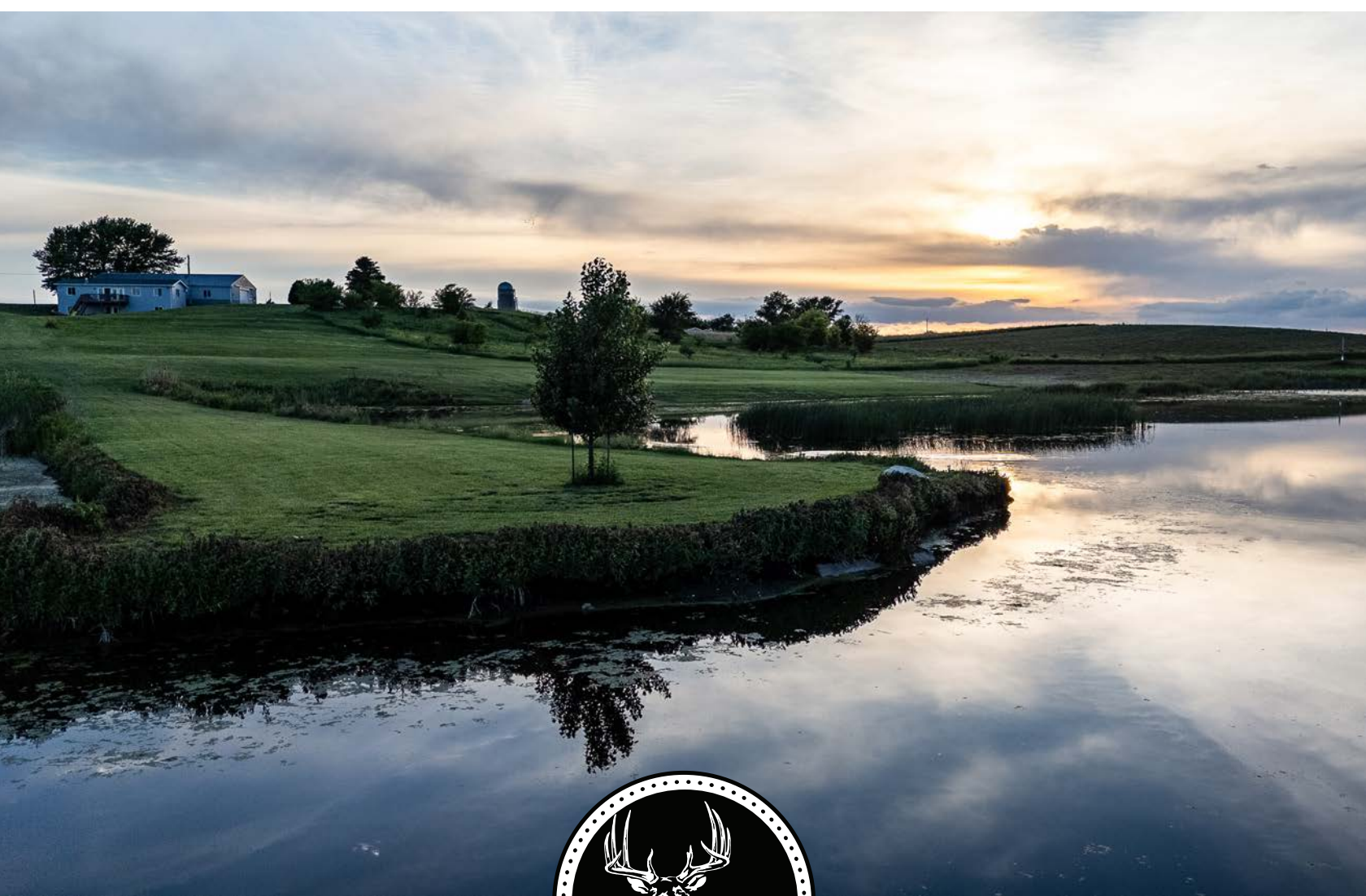


MIDWEST LAND GROUP PRESENTS

87.29 ACRES IN

BUENA VISTA COUNTY IOWA

6550 200TH AVENUE, NEWELL, IA 50568



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PRIVATE RECREATIONAL RETREAT ON 87.29 +/- ACRES IN BUENA VISTA COUNTY

Just 2 miles south of Newell, Iowa, this extraordinary 87.29 +/- deeded acre recreational property offers a rare opportunity to own a private escape where world-class outdoor recreation, income-producing land, and peaceful country living come together in one exceptional setting.

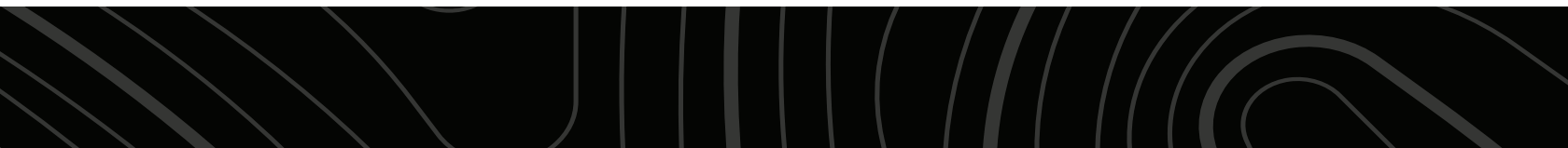
Positioned in the heart of Buena Vista County and surrounded by productive agricultural ground and conservation habitat, this property delivers outstanding year-round enjoyment. Conveniently located just 15 miles from Storm Lake, approximately 65 miles south of Okoboji, 2 hours from Des Moines, and 2.5 hours from Omaha, this retreat feels secluded while remaining easily accessible.

One of the defining features is the property's approximately 20 +/- acre private prairie lake tucked quietly into the countryside. Enhanced in 2025 through partial dredging and stocking, the lake now supports walleye, bluegill, yellow perch, and fathead minnows, creating outstanding fishing opportunities. Surrounded by fertile dark soils, the lake receives abundant natural nutrients that support healthy aquatic vegetation,

insects, and baitfish—building an incredibly productive ecosystem that benefits both anglers and wildlife alike.

For the avid outdoorsman, this property is truly special. The lake serves as a regional destination for migrating waterfowl, creating exceptional duck and goose hunting opportunities. The surrounding habitat consistently produces excellent pheasant hunting, with current ownership regularly reporting successful mornings in the field. Located just one mile east of the Raccoon River Heritage Wildlife Corridor, the property also benefits from strong deer movement, particularly during the rut when hunting pressure pushes mature bucks into nearby sanctuary areas. Predator hunting opportunities add yet another recreational element.

Beyond hunting and fishing, the property invites endless outdoor enjoyment—kayaking, canoeing, swimming, ATV riding, wildlife watching, and simply enjoying the peaceful setting. Imagine starting your mornings with coffee overlooking the water and ending each day watching unforgettable Iowa sunsets from your back deck.



The residence offers comfortable living with room to host family and guests:

- Single-story frame home with walkout basement
- 2 bedrooms
- 1 full bathroom on the main level
- Approximately 650 +/- finished square feet in the lower level
- Additional lower-level living space, bedroom area, and full bathroom
- Breezeway connection to a 36'x70' steel utility building
- Utility building features spray foam insulation, offering exceptional storage, workspace, or recreational flexibility

Adding to the appeal, 38.44 acres are enrolled in CRP, generating \$9,971 annually in income while enhancing wildlife habitat and long-term conservation value.

Properties that combine private water, hunting, fishing, income, recreation, and country living are increasingly difficult to find—especially in a setting this unique.

This is more than a property—it's a place to gather, explore, and create memories for generations while enjoying everything Iowa's outdoors has to offer.



PROPERTY FEATURES

COUNTY: **BUENA VISTA** | STATE: **IOWA** | ACRES: **87.29**

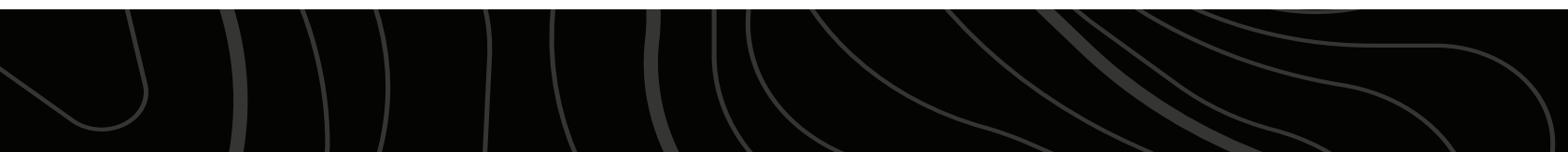
- 87.29 +/- deeded acres
- 38.44 acres enrolled in CRP
- \$9,971 annual CRP income
- Approximately 20 +/- acre private prairie lake
- Lake partially dredged and stocked in 2025
- Exceptional duck, goose, pheasant, deer, & predator hunting
- Excellent fishing opportunities
- 2 bedroom home with finished walkout basement
- 36'x70' insulated steel utility building
- 15 miles to Storm Lake
- 65 miles to Okoboji
- 2 hours to Des Moines
- 2.5 hours to Omaha
- Taxes: \$3,898 annually

APPROX. 20 +/- ACRE PRIVATE PRAIRIE LAKE

Enhanced in 2025 through partial dredging and stocking, the lake now supports walleye, bluegill, yellow perch, and fathead minnows, creating outstanding fishing opportunities.



38.44 ACRES ENROLLED IN CRP



2 BEDROOM HOME & WALKOUT BASEMENT



36'x70' INSULATED STEEL UTILITY BUILDING



HUNTING OPPORTUNITIES



TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 1,264.5

Max: 1,305.2

Range: 40.7

Average: 1,273.6

Standard Deviation: 9.84 ft

0ft 567ft 1134ft

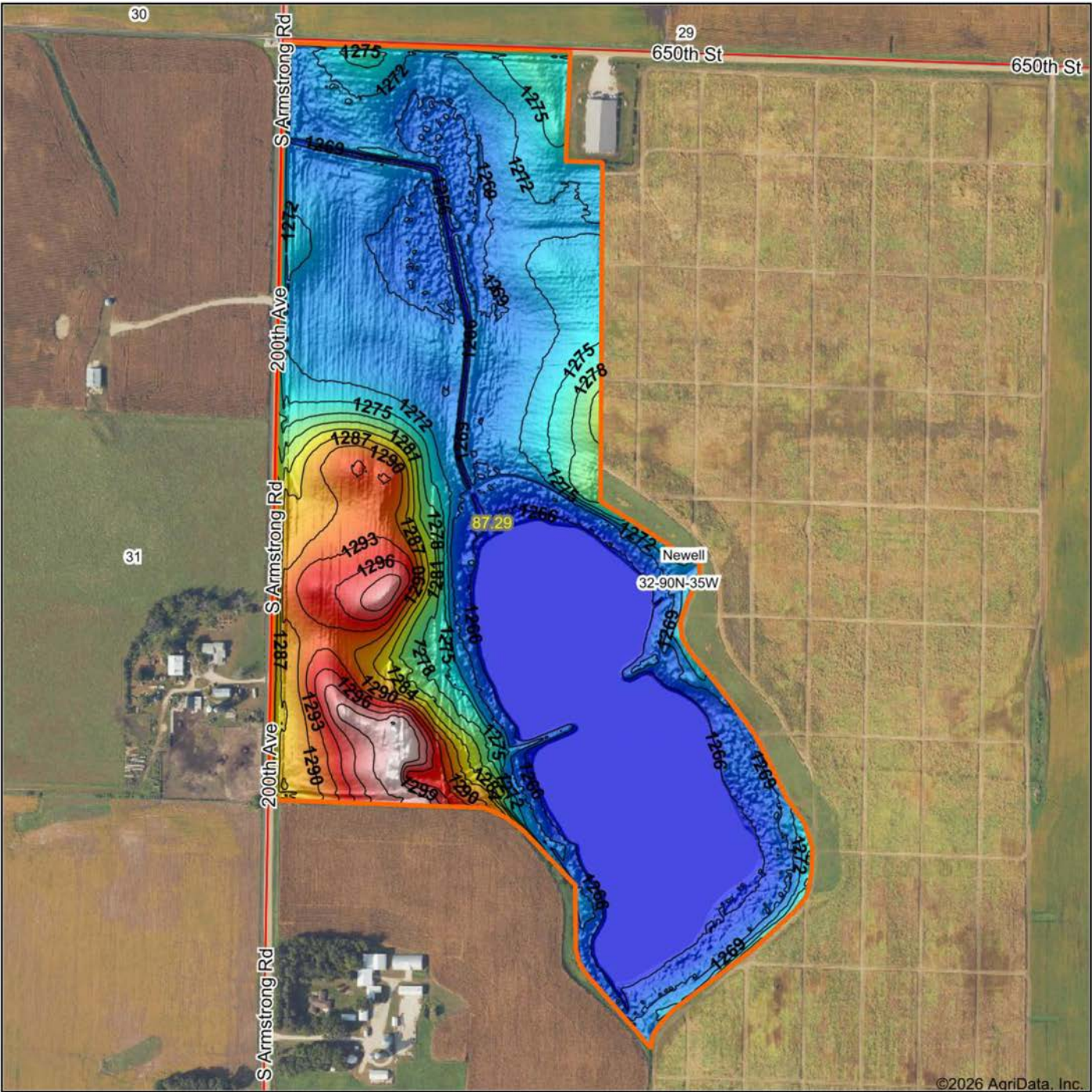


6/15/2026

32-90N-35W
Buena Vista County
Iowa

Boundary Center: 42° 34' 14.14, -95° 0' 34.01

HILLSHADE MAP



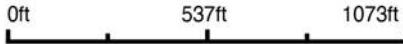
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Low Elevation High



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
 Interval(ft): 3
 Min: 1,264.5
 Max: 1,305.2
 Range: 40.7
 Average: 1,273.6
 Standard Deviation: 9.84 ft

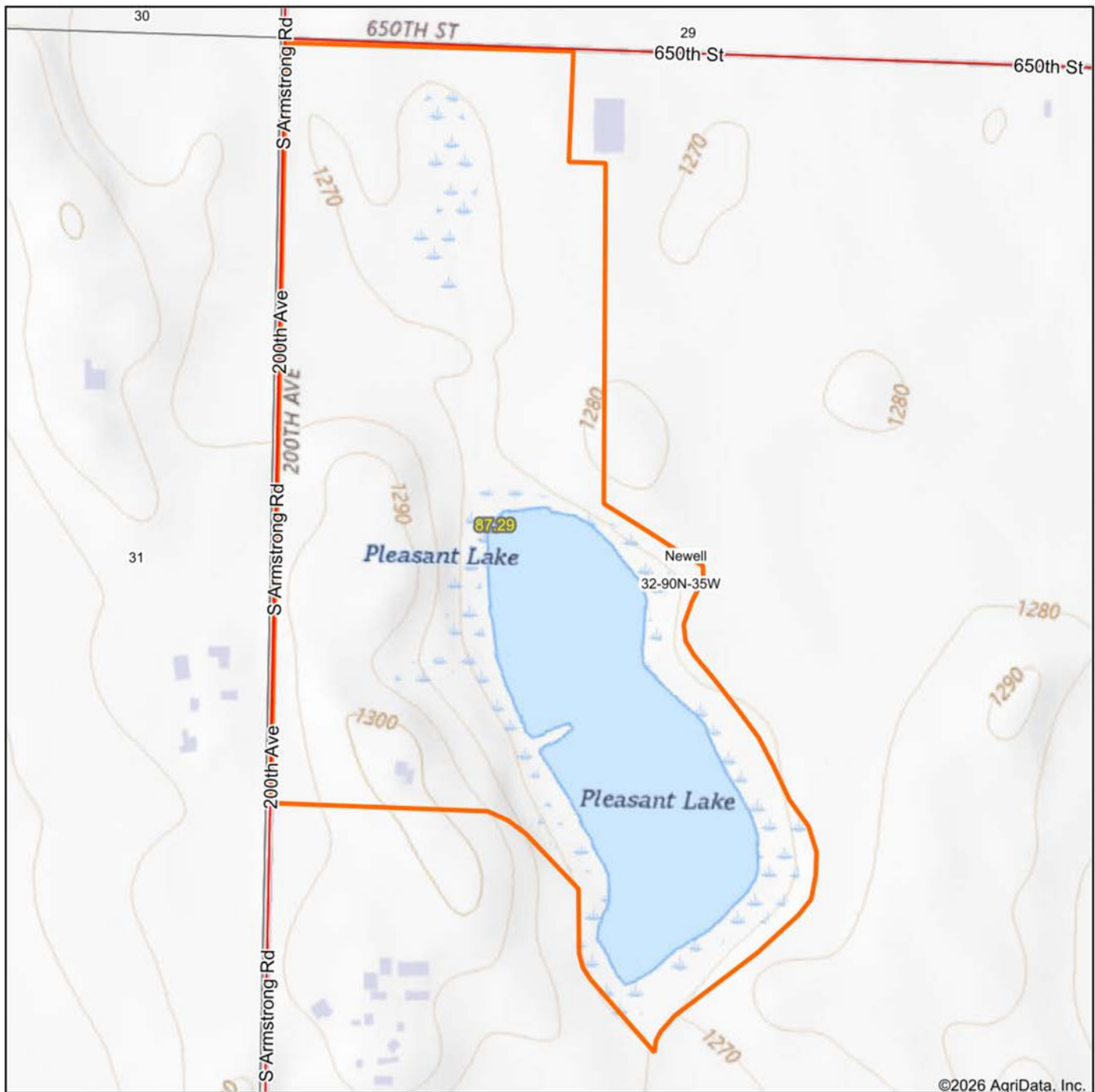


6/15/2026

32-90N-35W
Buena Vista County
Iowa

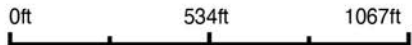
Boundary Center: 42° 34' 14.14, -95° 0' 34.01

TOPOGRAPHY MAP



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Map Center: 42° 34' 14.14, -95° 0' 34.01



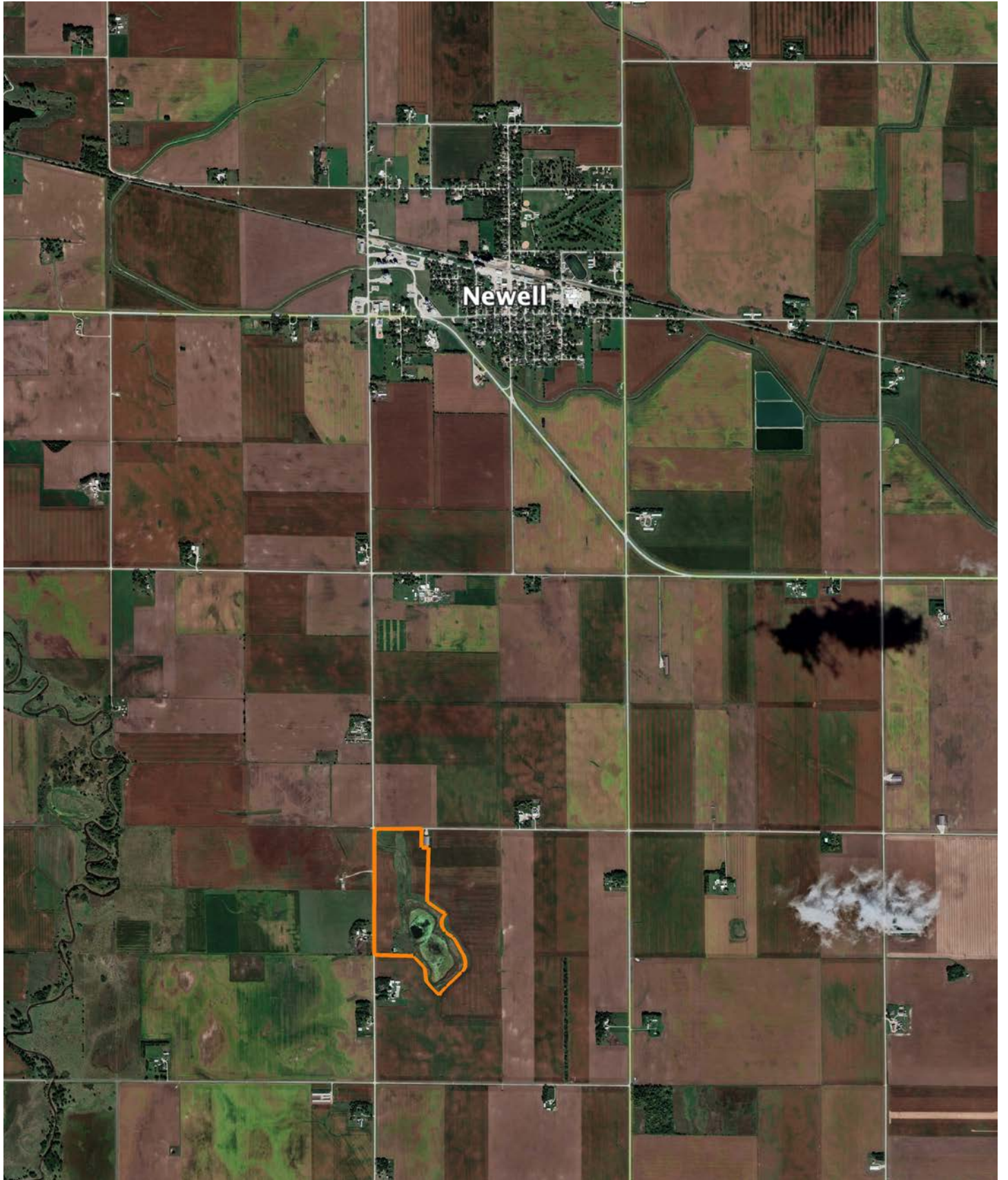
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32-90N-35W
Buena Vista County
Iowa



6/15/2026

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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