

MIDWEST LAND GROUP PRESENTS

5 ACRES

GUTHRIE COUNTY, IA

3265 298TH LANE, STUART, IOWA 50250



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

5 +/- ACRE HILLTOP BUILDING SITE WITH PANORAMIC VIEWS

Discover a rare opportunity to build your dream home on one of the area's most scenic rural homesites. Perched atop a hill, this 5 +/- acre build site offers breathtaking views of the surrounding countryside, with expansive vistas stretching for miles in multiple directions. From incredible sunrises to stunning sunsets, the elevated setting provides a daily reminder of why rural living is so special. Located approximately 6 miles north of Stuart, 10 miles south of Panora, and within a 30-minute drive of West Des Moines, the property offers an ideal balance of rural seclusion and everyday convenience.

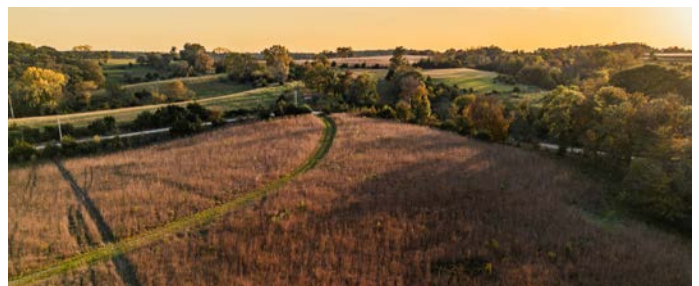
Situated on a dead-end, county-maintained gravel road with minimal traffic, the property offers exceptional peace, privacy, and tranquility. Just as importantly, there are no plans to develop the surrounding land, helping preserve the open views and quiet rural character that make this location so desirable. Bordered by timber along the north and west boundaries and established in diverse warm-season native grasses and forbs, the property provides a beautiful blend of open space, natural screening, and quality wildlife habitat.

This property is truly build-ready. The tract has already been bought out of its CRP contract, allowing a new owner to begin development immediately. A survey has been completed and recorded, and the property has successfully passed a perc test and been approved by the county for a conventional septic system. An existing

driveway provides access into the property, while the hilltop setting offers an excellent homesite with ample usable ground for a future home, shop, and additional improvements. Power and fiber internet are available at the road, with rural water nearby on Walnut Trail.

The property's rolling topography also offers excellent opportunities for a future pond, creating the potential for additional recreational value, wildlife habitat, and a stunning backdrop for your future home. Whether you envision a custom home, walkout ranch, or barndominium, this exceptional acreage offers the ideal combination of build readiness, modern utility access, scenic views, and long-term privacy.

Protective covenants are in place to preserve the residential nature and rural character of the area. There is no HOA, and buyers are free to bring the builder of their choice. Opportunities to create a private rural homesite with panoramic views, completed due diligence, and immediate building potential are increasingly difficult to find. Don't miss your chance to secure your own piece of the Iowa countryside. Seller is a licensed Iowa real estate agent.



PROPERTY FEATURES

COUNTY: **GUTHRIE** | STATE: **IOWA** | ACRES: **5**

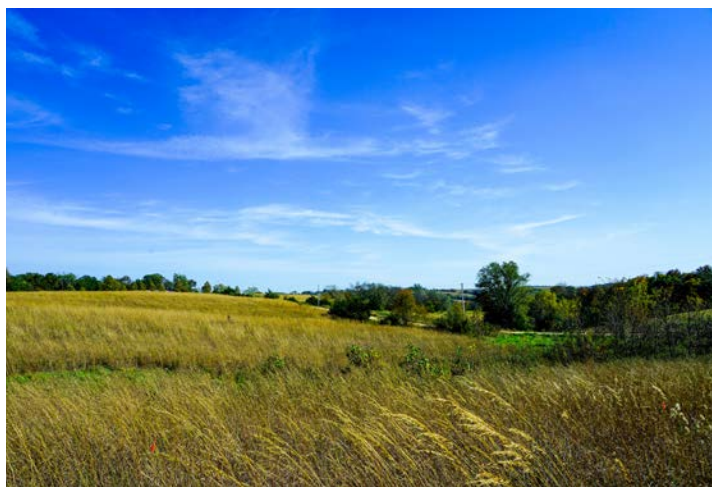
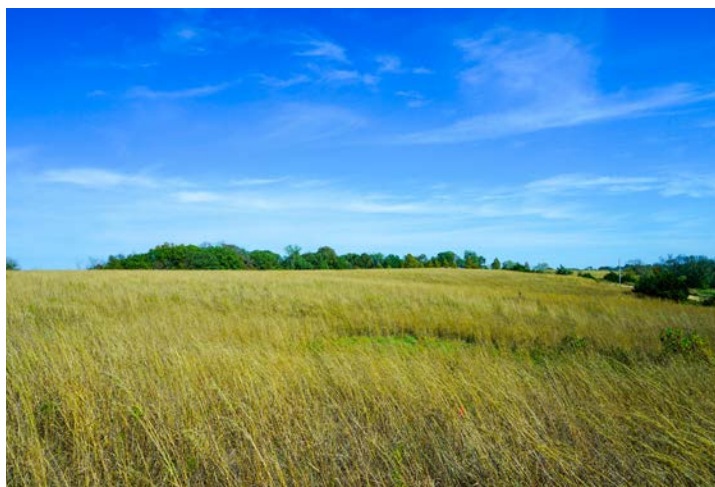
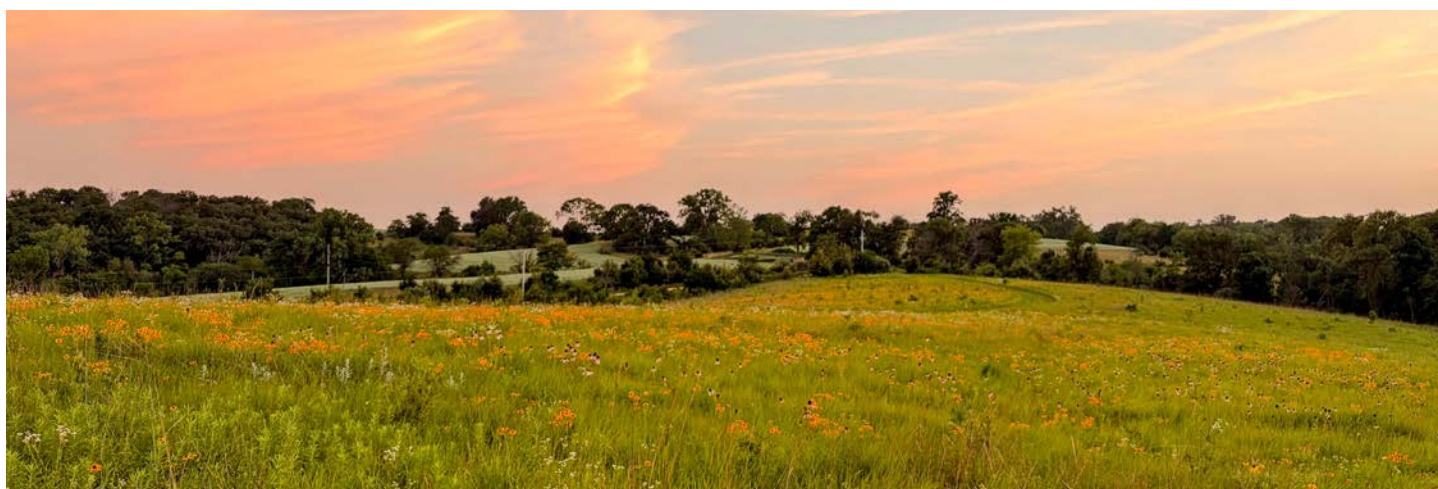
- 5 +/- acres located in Guthrie County
- 6 miles north of Stuart
- 10 miles south of Panora
- Approximately 30 minutes to West Des Moines
- Build-ready premier hilltop home site offering panoramic countryside views
- Excellent potential pond site
- Direct access from county-maintained dead-end gravel road
- Power and fiber internet available at the road
- Rural water nearby on Walnut Trail
- Survey completed & recorded; perc test completed & approved for conventional septic system
- West Central Valley School District
- Native warm-season grasses, forbs, and adjacent timber along north and west boundaries create quality wildlife habitat
- Excellent space for nature observation, bird watching, photography, gardening, recreation, and rural residential living
- No HOA
- Bring your own builder
- Seller is a licensed Iowa real estate agent



DIRECT ACCESS FROM GRAVEL ROAD

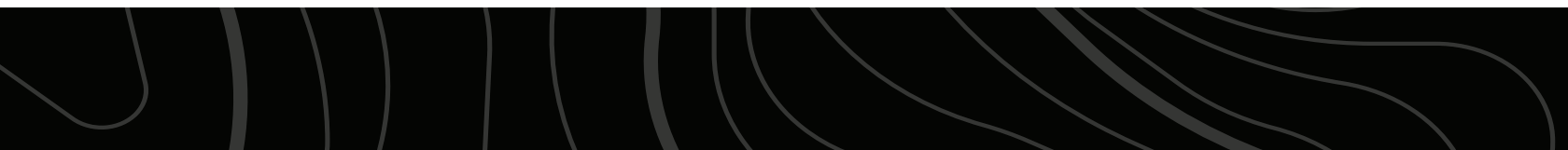
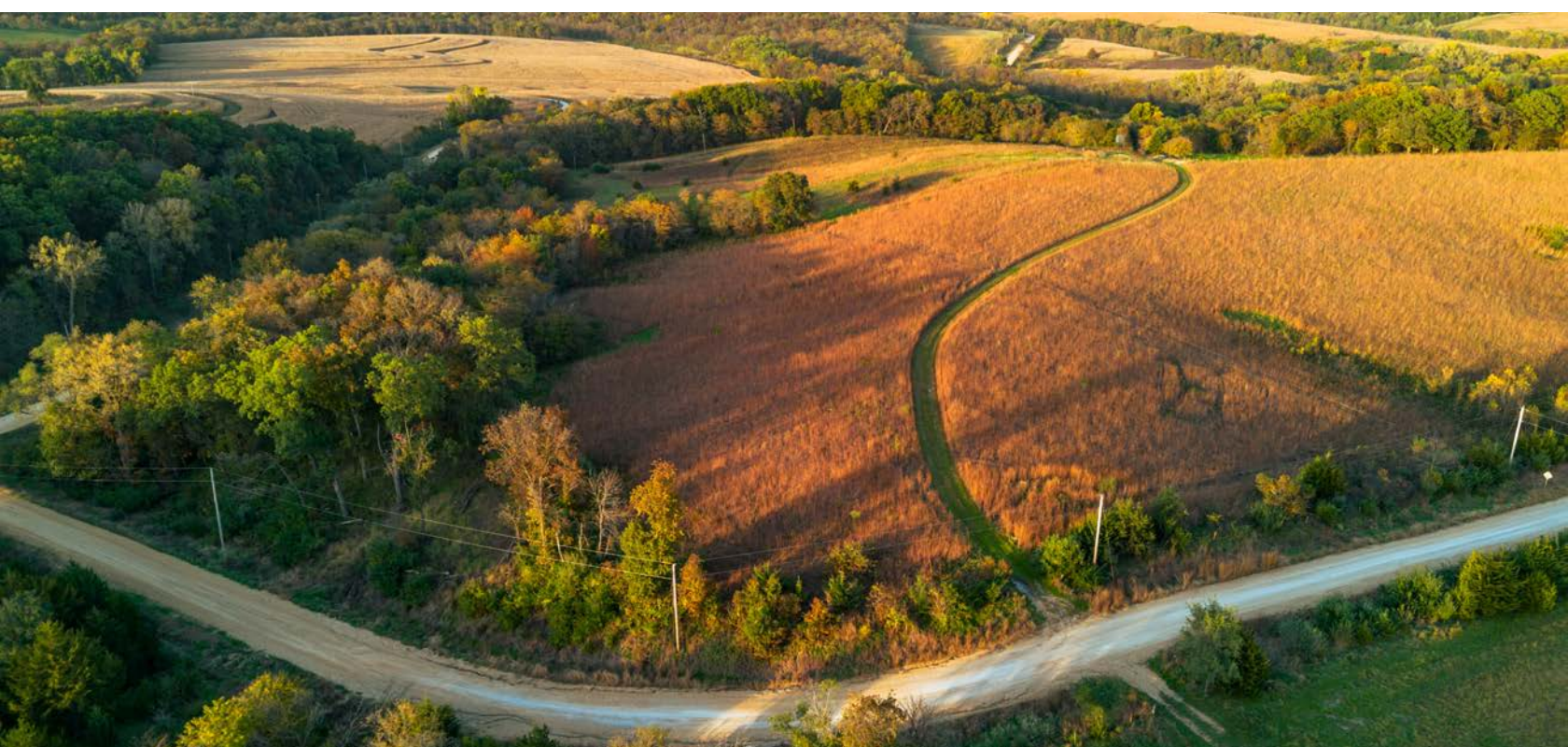


BUILD-READY PREMIER HILLTOP HOME SITE

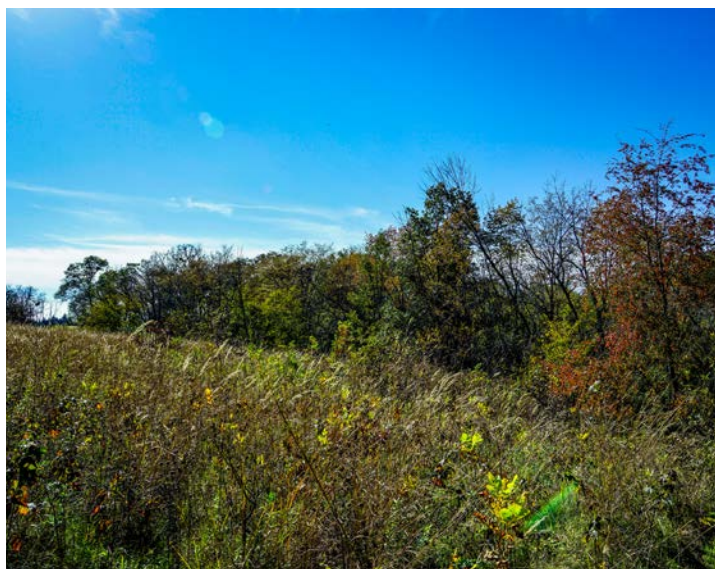
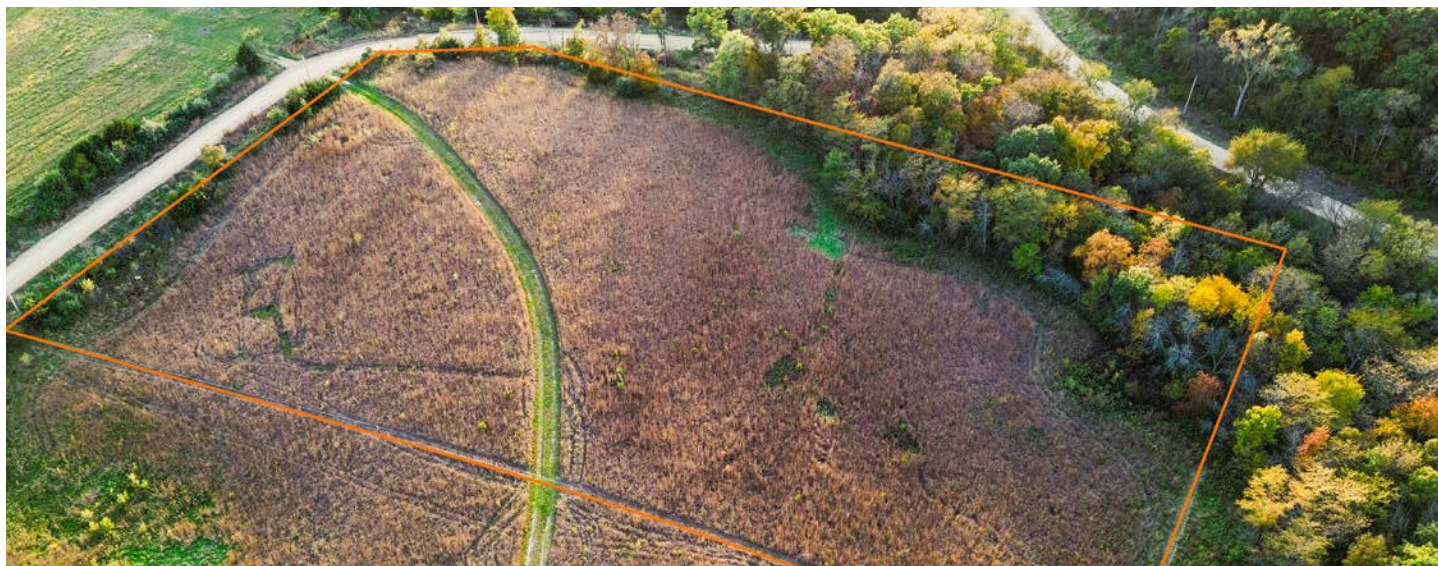


EXCELLENT POTENTIAL POND SITE

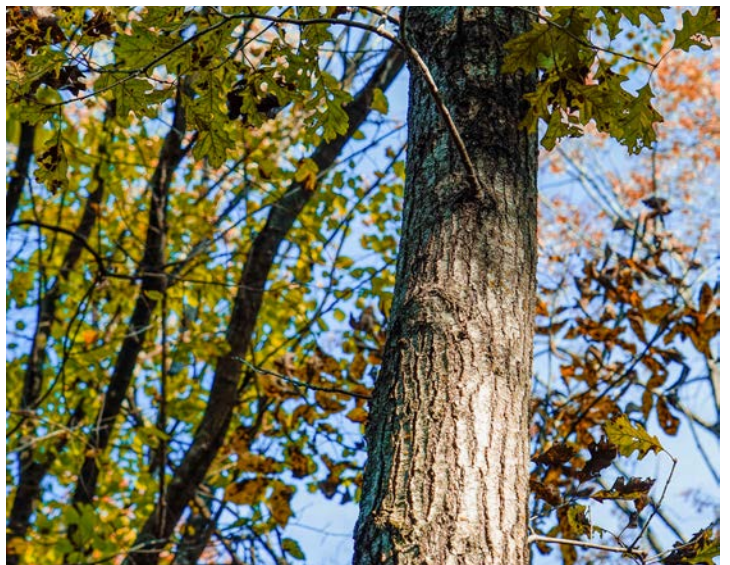
The property's rolling topography also offers excellent opportunities for a future pond, creating the potential for additional recreational value, wildlife habitat, and a stunning backdrop for your future home.



BORDERED BY TIMBER



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 41° 34' 48.77, -94° 18' 29.32

0ft 137ft 273ft



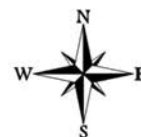
Maps Provided By:



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4-78N-30W
Guthrie County
Iowa



10/21/2026

TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 10.0
Min: 1,007.9
Max: 1,079.1
Range: 71.2
Average: 1,060.8
Standard Deviation: 15.39 ft

0ft 170ft 340ft

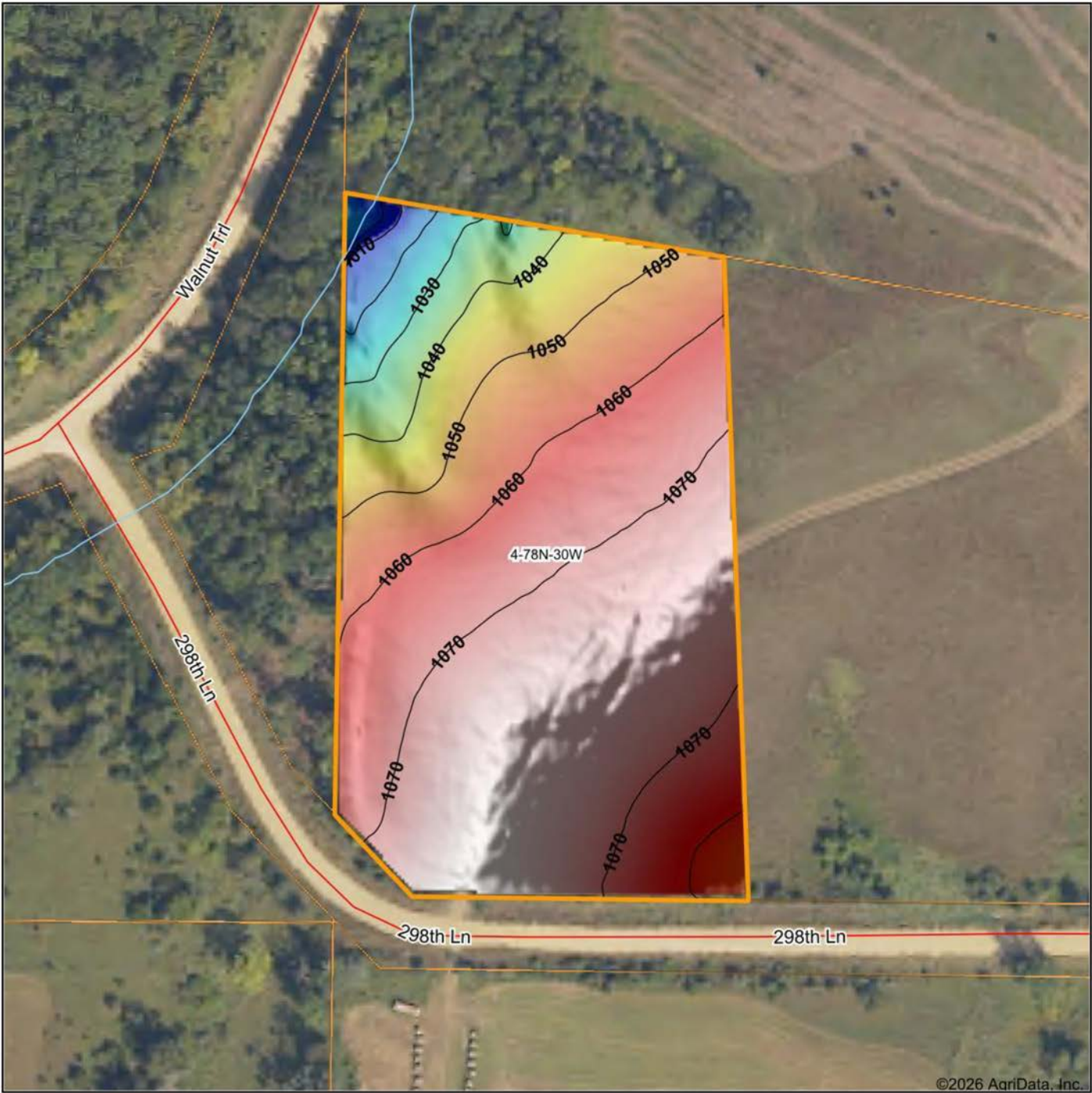


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4-78N-30W
Guthrie County
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Boundary Center: 41° 34' 48.77, -94° 18' 29.32

HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 10
Min: 1,007.9
Max: 1,079.1
Range: 71.2
Average: 1,060.8
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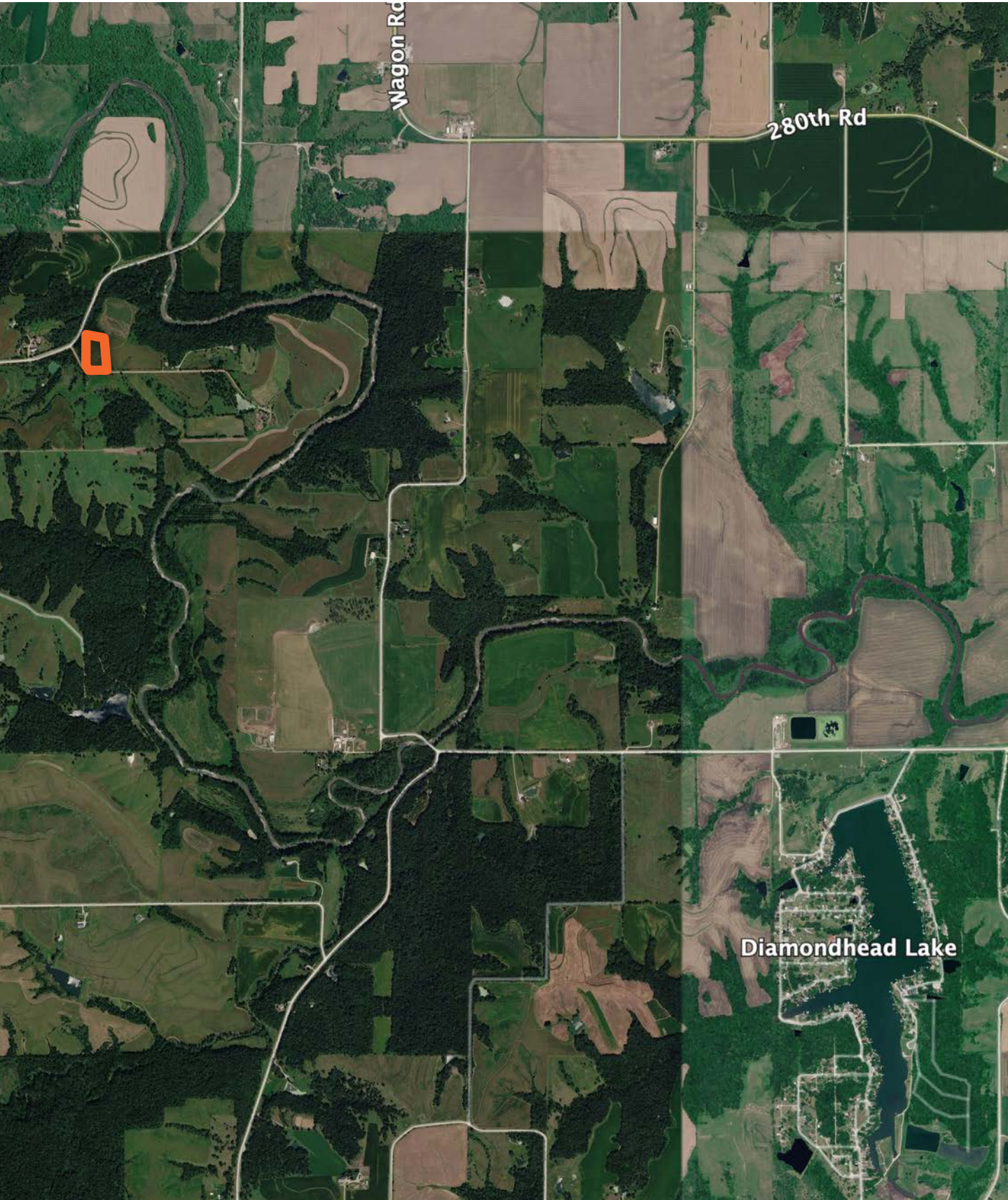


10/21/2026

4-78N-30W
Guthrie County
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Boundary Center: 41° 34' 48.77, -94° 18' 29.32

OVERVIEW MAP



AGENT CONTACT

Growing up on an acreage in rural Tama County and coming from a farming family, Ben Coulter developed an appreciation for land ownership and rural life at an early age. As the son of small business owners, he learned the value of hard work, relationships, and determination. Summers spent detasseling corn and helping neighbors bale hay reinforced those lessons, while his grandfather's belief that he should have invested in more farmland helped Ben understand the lasting value of land as both an investment and a family asset.

Before transitioning to land sales, Ben spent more than a decade in mortgage lending and real estate finance, gaining extensive experience evaluating property values, negotiating transactions, and guiding clients through important financial decisions. He now combines that financial expertise with firsthand experience purchasing, developing, and managing rural property.

An avid deer hunter and conservationist, Ben is a member of Pope & Young and the National Deer Association. His hands-on experience includes timber stand improvement, native prairie establishment, invasive species management, food plots, fencing, homesite development, and evaluating access, habitat, topography, timber, and recreational potential. Having completed many of the same projects landowners face, he brings practical insight to every property he evaluates.

Ben and his wife, Trinh, own and actively manage a rural property in Guthrie County, where they have completed numerous improvements and operate a successful short-term rental. They enjoy spending time outdoors with their children, Camille and Sage, and making the most of rural living.

By combining financial expertise, practical landownership experience, and a passion for rural property, Ben strives to help buyers and sellers make informed decisions and navigate their land transactions with confidence.



BEN COULTER

LAND AGENT

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MidwestLandGroup.com

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