MIDWEST LAND GROUP

HILLTOP COUNTRY ESTATE ON 33 ACRES WITH TIMBER, CABINS & SCENIC VIEWS

33.21 ACRES | JASPER COUNTY | IOWA









THE TRUSTED LEADER IN LAND SALES







HILLTOP COUNTRY ESTATE ON 33 ACRES WITH TIMBER, CABINS & SCENIC VIEWS

COUNTY: JASPER | **STATE:** IOWA | **ACRES:** 33.21

Overlooking rolling farmland and timber from its hilltop setting, this exceptional 33.21-acre country estate offers a rare blend of privacy, recreation, and modern comfort. Designed by renowned Boston architect Royal Barry Wills, the beautifully renovated and fully furnished home combines timeless character with thoughtful updates in a setting that feels worlds away while remaining conveniently close to Newton and the Des Moines metro. Imagine watching wildlife from the picture window, enjoying a morning coffee overlooking the countryside, or gathering with family around the fire as the sun sets over the surrounding landscape. From quiet mornings to memorable family gatherings, this is a property designed to be enjoyed both indoors and out.

Inside, original hardwood floors, custom built-ins, expansive windows, and two fireplaces create a warm and inviting atmosphere throughout. The renovated kitchen features a stunning Calacatta Gold quartz island, stainless steel appliances, white cabinetry, and beautiful views of the surrounding countryside. The main level offers three bedrooms and two full bathrooms, while the finished walkout lower level includes two additional bedrooms, a full bathroom, spacious family room with fireplace, and a large laundry and utility room with abundant storage. An attached two-car garage provides everyday convenience.

Beyond the home, the property offers an exceptional blend of recreation, wildlife, and agricultural value. Approximately 12.24 acres of mature timber provide excellent cover and habitat for deer, turkey, and other wildlife, with abundant sign visible throughout the property. The combination of timber and adjacent open acreage creates an attractive setting for wildlife and offers quality hunting potential in a very manageable acreage package. Approximately 18 acres are currently established in alfalfa, offering agricultural value and income potential while complementing the property's scenic rural character.

Located just behind the home, two charming cabins add character and versatility to the property. Whether providing a space for overnight guests, giving grandchildren a place to call their own, or serving as a creative retreat to pursue hobbies and interests, these inviting spaces help create the feel of a private family retreat. Combined with the expansive brick patio, firepit area, and beautifully landscaped surroundings, the property is designed equally for peaceful evenings and memorable gatherings.

Offered fully furnished, the property is ready to be enjoyed from day one and has previously operated as a highly rated short-term rental, providing additional flexibility for buyers seeking supplemental income, a weekend retreat, or a unique investment opportunity. Combining architectural significance, recreational appeal, agricultural value, and modern comforts, this one-of-a-kind property offers the opportunity to own a truly special piece of the Iowa countryside. Conveniently located on the west side of Newton and within easy reach of Des Moines and Ankeny, this exceptional acreage delivers the privacy, character, and outdoor enjoyment that make country living so rewarding.

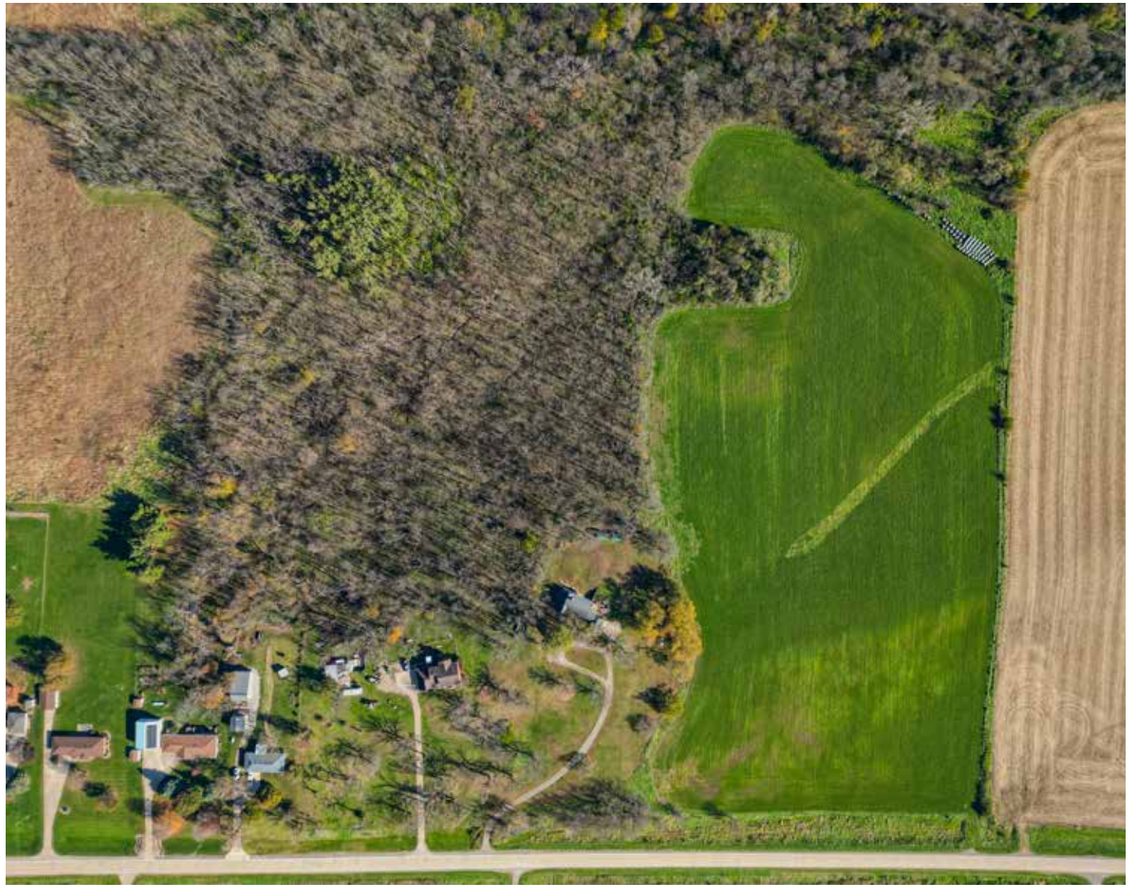
PROPERTY FEATURES

- 33 +/- acres
- Royal Barry Wills Design
- Offered fully furnished
- 5 beds, 3 baths
- Finished walkout lower level
- Two fireplaces
- Paved road frontage
- 12 +/- acres timber
- 18 +/- acres alfalfa
- Whitetail & turkey habitat
- Two guest cabins
- Brick patio & firepit
- Attached 2 car garage
- Short-term rental history
- Hilltop setting with scenic views
- No HOA
- Newton Community School District
- 5 minutes to downtown Newton
- 40 minutes to downtown Des Moines



33 +/- ACRES





ROYAL BARRY WILLS DESIGN

Inside, original hardwood floors, custom built-ins, expansive windows, and two fireplaces create a warm and inviting atmosphere throughout.























12 ACRES OF TIMBER & 18 ACRES OF ALFALFA











CABINS





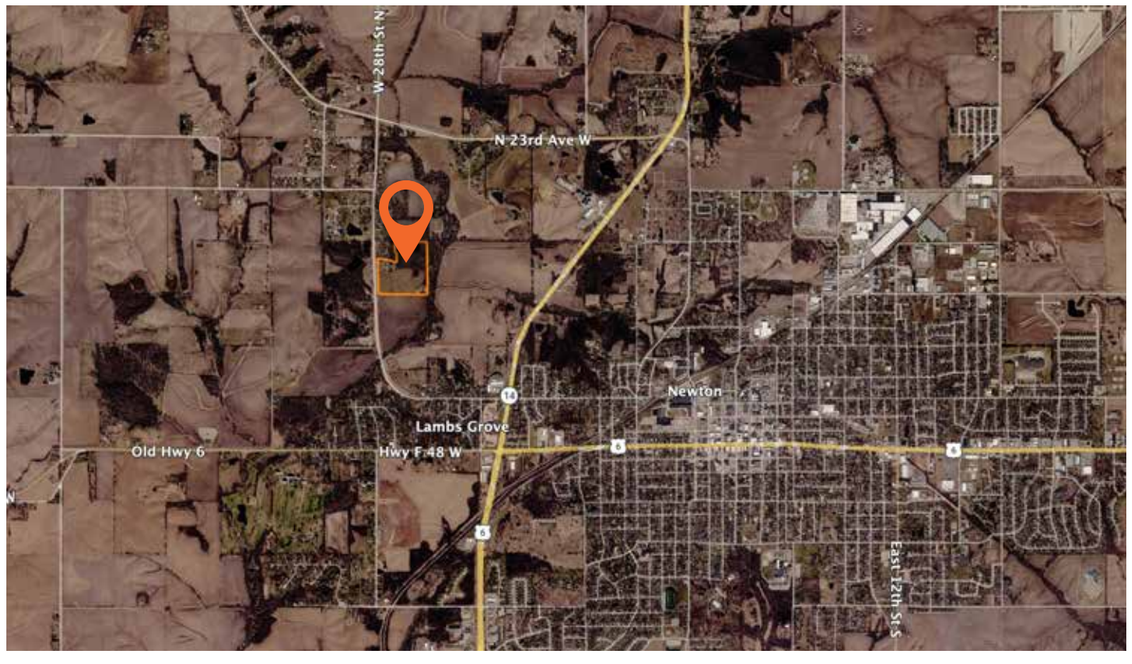






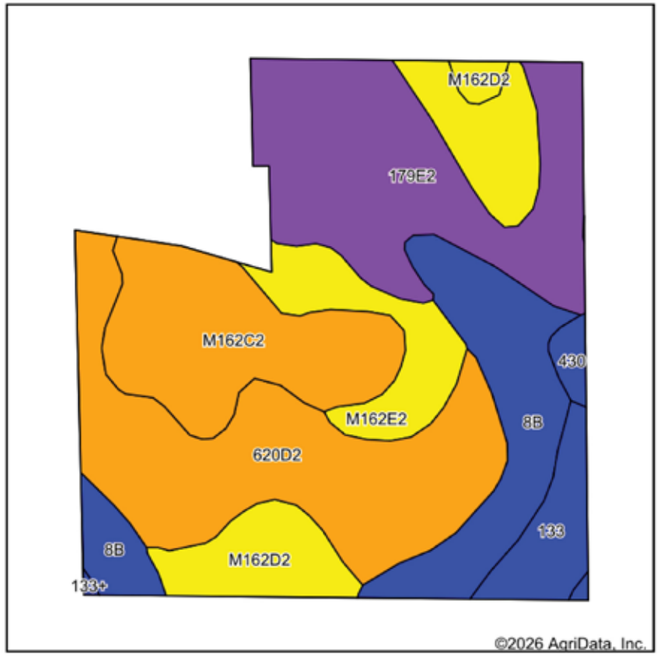
AERIAL MAPS


Cherry Creek


W 28th St N
N 23rd Ave W
Newton
Lambs Grove
Old Hwy 6
Hwy F 48 W
East 12th St S


29-80N-19W
Cherry Creek
Cherry Creek
©2026 AgriData, Inc.
Boundary Center: 41° 42' 42.36, -93° 5' 4.37
0ft
353ft
705ft
N
W
E
S
29-80N-19W
Jasper County
Iowa
Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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11/7/2026

SOILS MAP





State: **Iowa**
County: **Jasper**
Location: **29-80N-19W**
Township: **Newton**
Acres: **33.2**
Date: **11/7/2026**

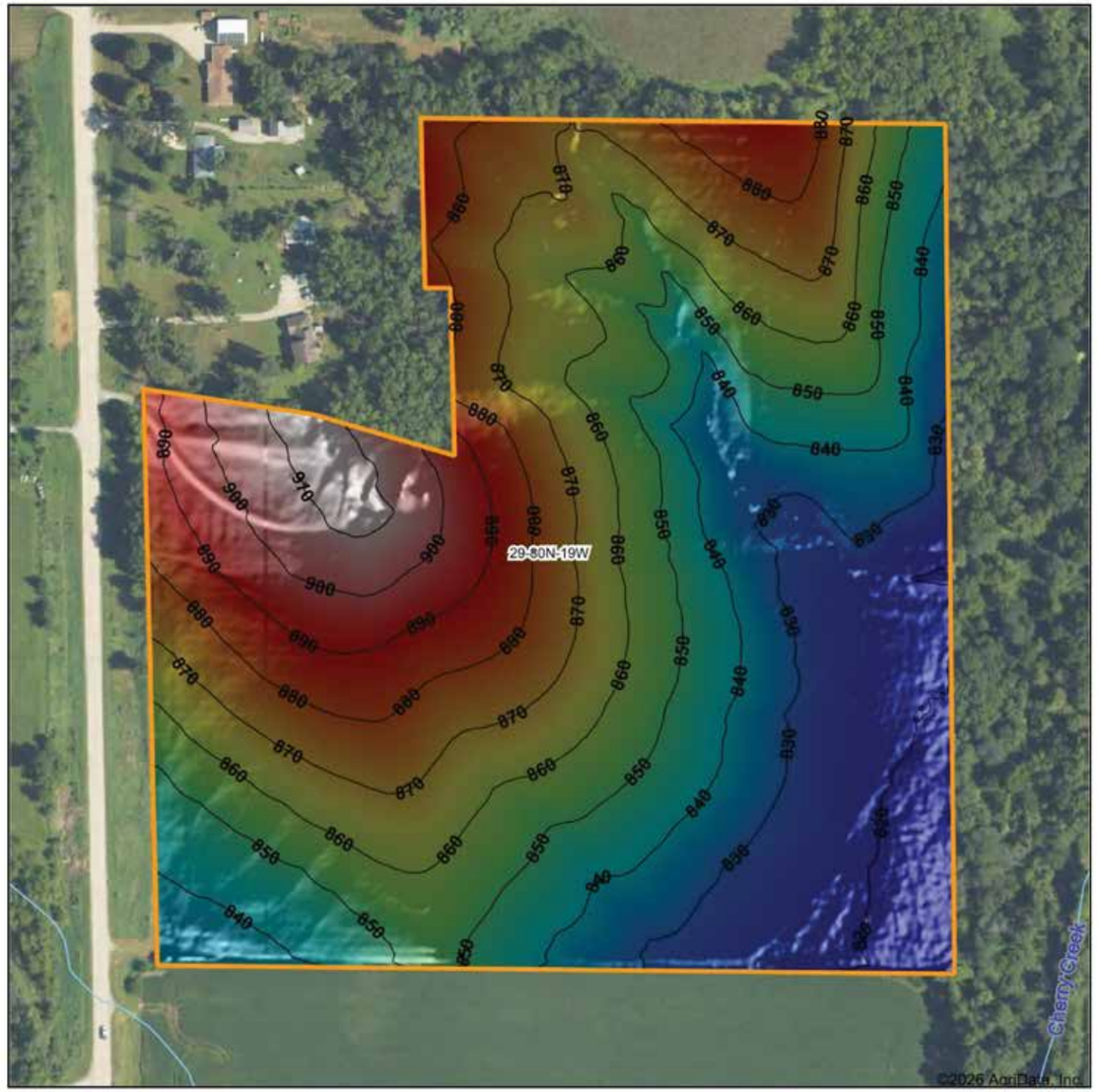
Maps Provided By: surety CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA099, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
620D2	Port Byron silt loam, 9 to 14 percent slopes, moderately eroded	8.06	24.3%		> 6.5ft.	IIIe	177.6	51.5	59	82	82	64	66
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	7.37	22.2%		> 6.5ft.	VIe	139.2	40.4	26	62	62	47	45
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	4.98	15.0%		> 6.5ft.	IIIe	0.0	0.0	82	85	85	67	68
8B	Judson silty clay loam, 2 to 5 percent slopes	4.77	14.4%		> 6.5ft.	IIe	230.4	66.8	84	78	78	61	59
M162E2	Downs silt loam, till plain, 14 to 18 percent slopes, eroded	4.05	12.2%		> 6.5ft.	IVe	0.0	0.0	45	77	77	59	59
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	2.15	6.5%		> 6.5ft.	IVe	0.0	0.0	57	81	81	63	64

HILLSHADE MAP



Low Elevation High

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 10
Min: 818.4
Max: 913.2
Range: 94.8
Average: 857.8
Standard Deviation: 23.85 ft

0ft 241ft 482ft

11/7/2026

29-80N-19W
Jasper County
Iowa

Boundary Center: 41° 42' 42.36, -93° 5' 4.37

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

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