LAND FOR SALE

HARDIN COUNTY, IOWA | 40± ACRES

Complete details at: **www.KILOTERRA.com**



ZACH LARSON, *Land Specialist, Licensed in IA*

KILOTERRA
FARMLAND & HUNTING PROPERTIES

Located near Steamboat Rock on a dead end street in Hardin County, this 40-acre property offers a rare combination of comfortable country living, functional outbuildings, annual income, and outstanding recreational opportunities.

Built in 1999, the 1,564-square-foot home features two bedrooms (with potential for 3 bedrooms), two bathrooms, and an attached three-season porch overlooking the peaceful rural setting. Constructed on a concrete slab with poured concrete walls, the home offers an efficient design and a quiet living environment. The spacious kitchen provides ample cabinet space and storage, while a fireplace situated between the living and dining rooms creates a warm, inviting focal point. An attached heated two-car garage provides approximately 816 square feet of space, and the roof was replaced in 2022 with a 30-year laminated shingle.



DIRECTIONS:

Located approximately 1.2 miles from Highway 20. From Highway 20, take Exit 175 north onto County Highway D35. Take the first right onto 185th Street and continue for approximately one-quarter mile. Turn left (north) onto S Avenue. The property will be at the end of S Avenue. See signs.

PROPERTY DETAILS:

The property also features a substantial 36' x 45' detached heated shop with a restroom, along with an additional 20' x 45' equipment storage area. Constructed similarly to the main shop with a gravel base, the equipment storage area provides excellent additional space for machinery, equipment, projects, hobbies, or other rural needs.

Of the property's 40 total acres, approximately 3.5 acres surround the home, while 18 acres are enrolled in the Conservation Reserve Program (CRP), generating approximately $6,184 in annual income.

Outdoor enthusiasts will appreciate the property's natural features, including a long north-south hardwood ridge that creates a natural wildlife travel corridor. A deep ravine and creek run along the eastern side of the property, with an access trail leading down to the creek. Abundant deer sign throughout the property highlights its potential as a recreational retreat, hunting property, or private wildlife sanctuary.

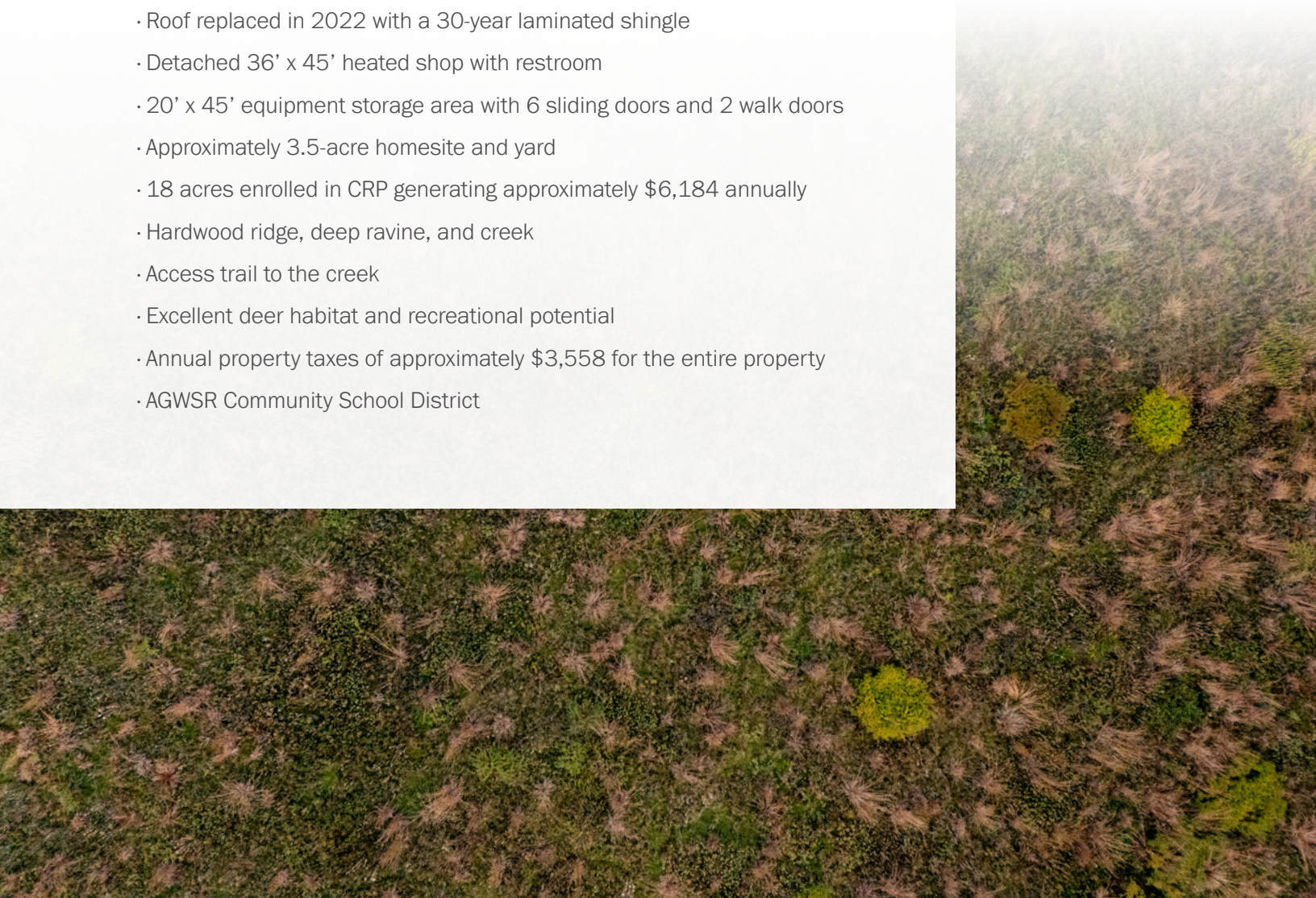
With a peaceful setting, a well-maintained home, an impressive heated shop, and a combination of annual income and recreational appeal, this Hardin County property offers an opportunity to enjoy the best of country living.

HARDIN COUNTY, IA

40± ACRES | HIGHLIGHTS

PROPERTY HIGHLIGHTS:

- 40 total acres
- 1,564-square-foot home built in 1999
- 2 bedrooms and 2 bathrooms with walk-in showers, including one ADA-accessible shower
- Open-concept common area
- Large primary bedroom with walk-in closet
- Pella double-insulated windows throughout
- Attached three-season porch
- Concrete slab foundation with poured concrete walls
- Fireplace between the living and dining rooms
- Spacious kitchen with ample cabinetry and storage
- Large heated 24’ x 34’ two-car garage
- Roof replaced in 2022 with a 30-year laminated shingle
- Detached 36’ x 45’ heated shop with restroom
- 20’ x 45’ equipment storage area with 6 sliding doors and 2 walk doors
- Approximately 3.5-acre homesite and yard
- 18 acres enrolled in CRP generating approximately $6,184 annually
- Hardwood ridge, deep ravine, and creek
- Access trail to the creek
- Excellent deer habitat and recreational potential
- Annual property taxes of approximately $3,558 for the entire property
- AGWSR Community School District



HARDIN COUNTY, IA

40± ACRES | PROPERTY LOCATION





HARDIN COUNTY, IA

40± ACRES | PROPERTY PHOTOS











HARDIN COUNTY, IA

40± ACRES | PROPERTY PHOTOS













SCHEDULE A PRIVATE SHOWING

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zach.larson@kiloterra.com
515.417.2905