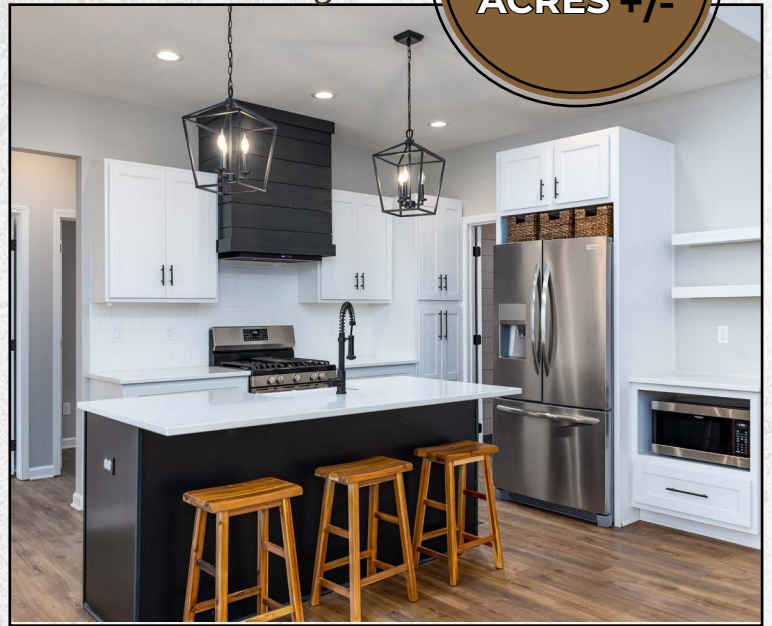




# LAND FOR SALE

Warren County

1.09  
ACRES +/-



## PROPERTY DESCRIPTION

**PRICE: \$510,000 (Price Reduced)**

Country Living at its finest! Located just 4 miles East of Indianola, Iowa in Warren County sits this spacious home. This newly built open-concept split bedroom ranch offers the perfect blend of modern comfort and rural living, situated on a sizable 1.09 acre lot. As you step through the door you are greeted by an open living space illuminated by natural light flowing through large windows that showcase the views and country living feel. The open floor concept connects the living room with high vaulted ceilings, dining area and kitchen, creating an ideal layout for entertaining guests or enjoying everyday family living. The kitchen offers quartz countertops, stainless steel appliances, modern cabinetry, farmhouse apron style sink and island, providing style and functionality. The master suite offers a spacious bedroom with big open windows, full bathroom with his and hers sink and walk-in closet. On the opposite end of the main floor you will find two bedrooms and a full bathroom for family or guests. Just off the kitchen you will find an entry way with full size washer and dryer hookups and access to the garage. The walkout basement offers approximately 1,000 sqft. of finished space encompassed by a bedroom and full bath with an entertainment area and side room for a man cave or additional storage. There is also a large unfinished storage room with double door access to both the finished living space and the concrete patio in the backyard. At the back of the house you will find a covered porch with vaulted ceiling to match the indoor main living space along with an extended porch that is uncovered. The combination of this partially covered deck off the main floor and full concrete patio just outside the walkout basement is great for entertaining guests. The 1 acre yard offers endless possibilities for outdoor activities, gardening, entertaining family and guests or enjoying the amazing sunsets from the front porch. Conveniently located just a short drive from Indianola, residents enjoy easy access to local amenities including shops, restaurants, recreation opportunities and the Indianola School district. Contact Land Agent Nick Skinner at 515-650-0974 today to set up a showing. Potential buyer's must be pre-approved for all showings.

\*Property is owned by the listing agent, a licensed real estate agent in the state of Iowa.



NICK SKINNER | LAND AGENT  
Nick@IowaLandCompany.com  
515-650-0974

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Urbandale, IA 50322

LUKE SKINNER | LAND BROKER  
Luke@IowaLandCompany.com  
515-468-3610



# AERIAL PHOTO

Warren County

**1.09**  
ACRES +/-



## FARM SPECIFICATIONS:

### Asking Price:

\$520,000

### Location:

From Indianola, Iowa, travel east on Highway 92 for 4 miles. Turn left and go north on Timber Lane Rd. For sale signs are located on the property.

### Legal Description:

1.09 +/- acres located at 104 Timber Ln Ackworth, IA 50001. The exact legal will come from the abstract.

### Tax Information:

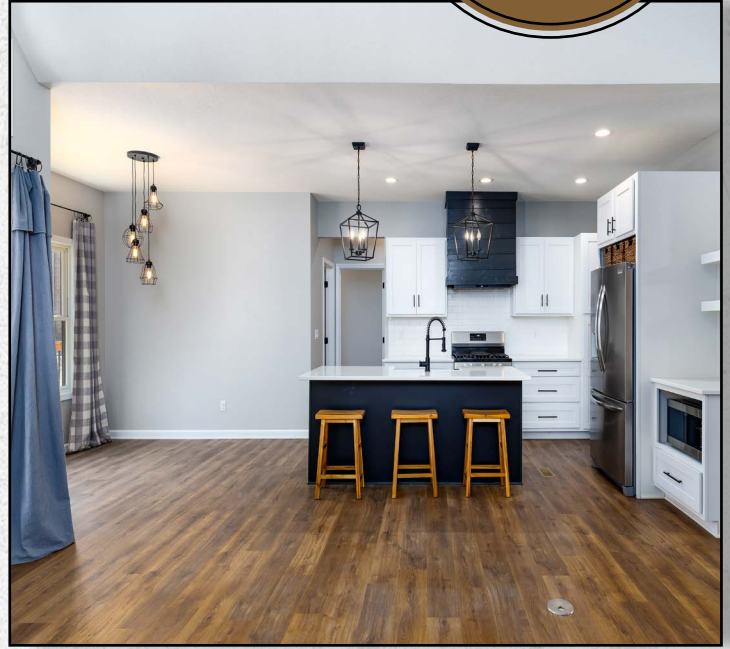
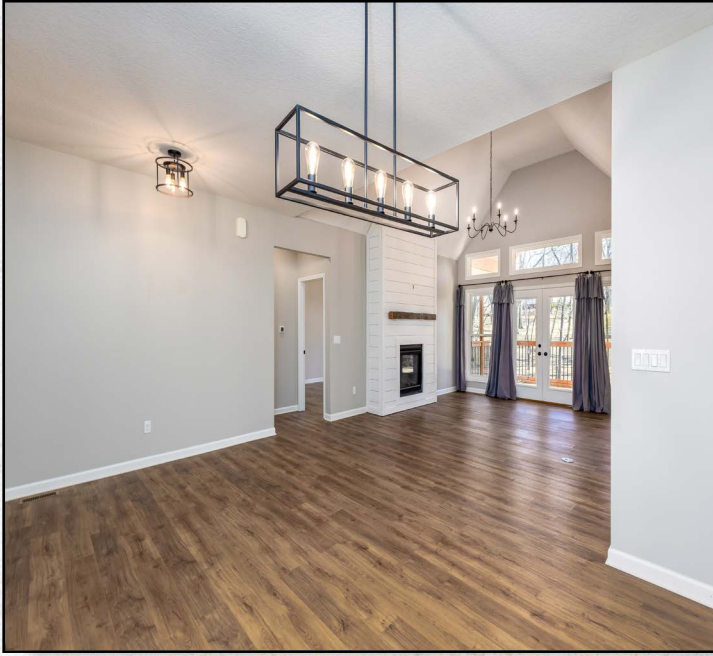
Taxes: \$6,864 +/- annually estimated



# PROPERTY PHOTOS

Warren County

1.09  
ACRES +/-



NICK SKINNER | LAND AGENT  
515-650-0974

*Branded in Land*

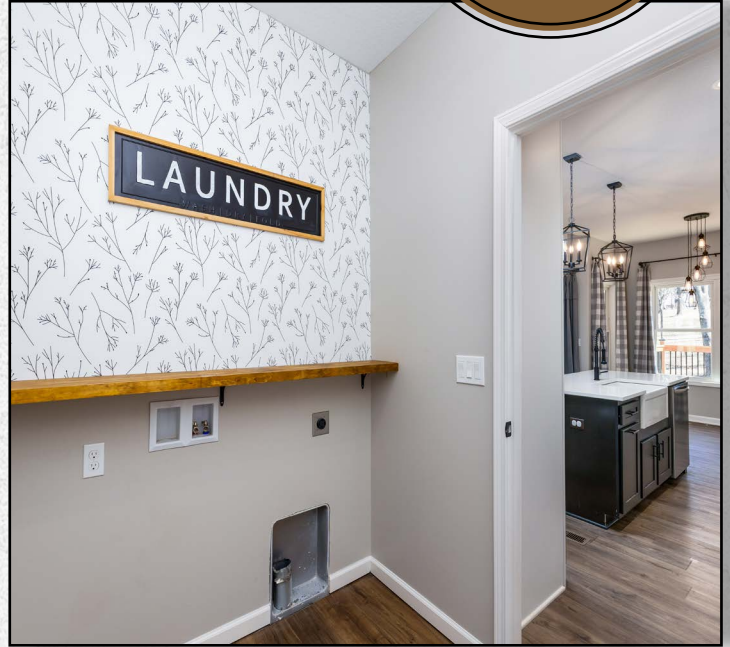
LUKE SKINNER | LAND BROKER  
515-468-3610



# PROPERTY PHOTOS

Warren County

1.09  
ACRES +/-








# ABOUT US

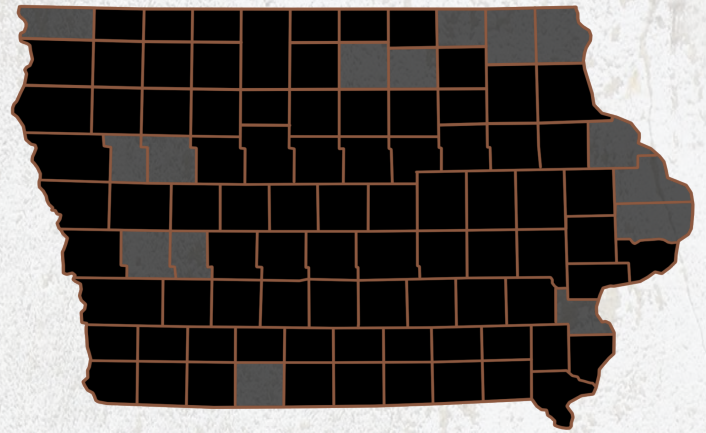
*We are Iowa Land Company*

**A REAL ESTATE BROKERAGE GROWN ON THE BEST DIRT IN AMERICA**

## WHAT WE DO

At Iowa Land Company, our approach is like that of a farmer: prepare, do the hard work and when the time comes, enjoy a successful harvest. We're a farmland real estate company and helping connect buyers and sellers of Iowa land is our specialty. As a team of native Iowans, our boots only know Iowa dirt. Our team of land experts combine years of real estate experience with the latest technology and marketing innovations to give you a modern real estate service unmatched in the Hawkeye State.

-  LAND AUCTIONS
-  LAND LISTINGS
-  NATIONAL MARKETING



**"IOWA IS OUR FACTORY, LAND MARKETING IS OUR CRAFT, FARMLAND TRANSACTIONS ARE OUR PRODUCT, AND THE PEOPLE ARE WHAT MAKE UP OUR BUSINESS"**

*-Iowa Land Company*

Nick and Luke are your local Land Brokers for Iowa Land Company, a family owned business which they Co-Founded with their two brothers Cody and Matt Skinner. Our goal is to be a trusted source in the Iowa farmland market while connecting buyers and sellers of Iowa land. Over the past six years we have represented clients in over 400 land real estate transactions selling 18,000 + acres of Iowa Land. We look forward to the opportunity to work for you and your family.



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