

EXTRAORDINARY ACREAGE SITE FOR SALE

50 ACRES M/L

2565 QUASQUETON DIAGONAL BLVD
INDEPENDENCE, IA

ABOUT THE PROPERTY

Extraordinary acreage site with a newer home and outbuildings setting on an incredible 50 acres m/l featuring thick timber and pasture located on a hard surface road! This secluded 1,991 square foot ranch home was built in 2001 and offers a large vaulted ceiling living area, updated master suite, main floor laundry, oversized attached garage, fully finished basement, custom cabinetry throughout, and incredible front and back outdoor seating areas. The custom kitchen area includes stainless appliances and a spacious home office area next to a great exterior door that open to an updated outdoor patio with maintenance free deck boards, a large seating area, and a walkway to the included hot tub. A brand new roof and geothermal unit were installed in the spring of 2020 making this three bedroom, two and a half bath home ready to enjoy with minimal expense for years to come. Walk out of your back door and you'll feel like you're in a different area code with 40 acres of amazing timberland offering something for everyone with ATV trails, thick draws, open ridges, and Pine Creek meandering through the corner of the property. Come back to the acreage site and you will find a large 60x40 heated all metal building that was built in 1998 and includes both an LP furnace and wood burning heater as well as a full bathroom and two oversized garage doors. An additional 32x40 shed has water and backs up to the 3.66 acre m/l pasture making this an ideal location for a hobby farmer or 4-H family. The property is located just southeast of Independence along Quasqueton Diagonal Boulevard. Don't miss this incredibly rare opportunity to own your own move-in ready sportsman's paradise!



PRICE: \$599,000

CONTACT:

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LISTING #15184



- 50 ACRES OF LAND
- 1,991 SQFT HOME
- 3 BEDROOMS
- 2.5 BATHROOMS
- 60 x 40 HEATED BUILDING
- 32 x 40 SHED



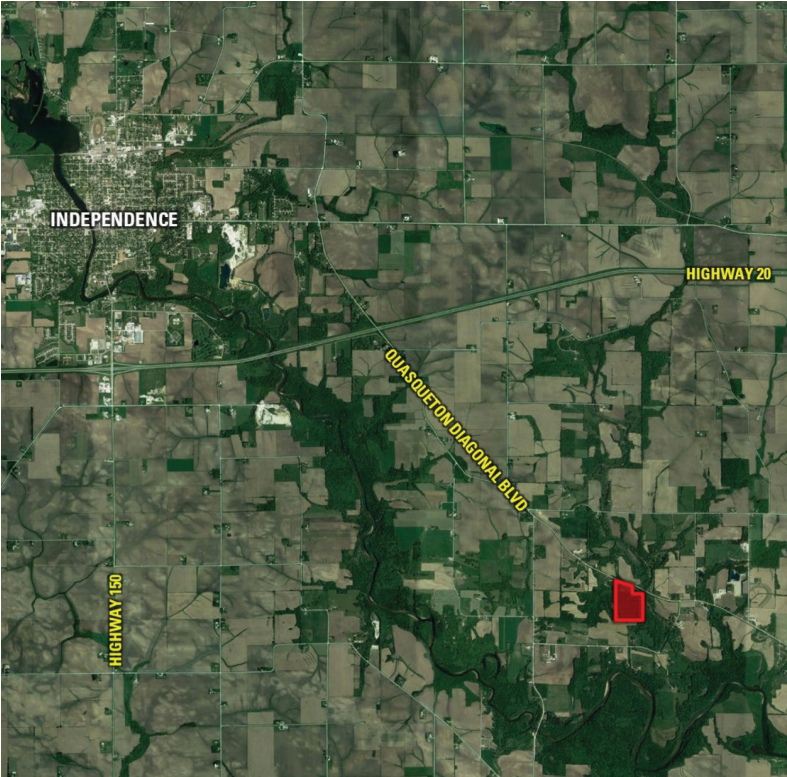
DIRECTIONS

From Independence: Travel east on 220th Street for 1 mile to Quasqueton Diagonal Boulevard. Head southeast on Quasqueton Diagonal Boulevard for 4.6 miles to the property located along the south side of the road.

From Quasqueton: Travel north on Quasqueton Diagonal Boulevard for 2.6 miles to the property located along the south side of the road.

IMPROVEMENTS

- 1,991 Square Foot Home
- 60 x 40 All Metal Building
- 32 x 40 Shed



Peoples Company is an all-inclusive land company that offers farm auctions, both public and online, traditional listings, farm management, certified appraisals and valuation services, and access to investor capital.

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