

48.59 ACRES M/L  
LISTING #16770

PROPERTY AVAILABLE  
**WARREN COUNTY**  
INDIANOLA, IOWA

7852 JESUP STREET  
INDIANOLA, IA 50125



**JAKE SICKELS**  
515.681.2103  
Jake@PeoplesCompany.com



**JOHN HUTCHCROFT**  
515.321.5970  
JohnH@PeoplesCompany.com



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Incredibly scenic and immaculate Central Iowa property - a 48.59 acre dream with multi-use building offered by Peoples Company. Situated on Jesup Street, just 4.5 miles west of Indianola, Iowa, lies a gem locally known as "La Vida Loca". This property features a long list of attributes that make this a truly one-of-a-kind and rare opportunity to own one of the most put together and beautiful properties in Warren County. The property is currently situated as a venue and retail space with a small vineyard and jaw dropping views of the surrounding landscape, including a 2.7 acre pond, over 25 acres of CRP established native grasses, and mature hardwood timber. Many uses are in the cards for this property, whether you want to utilize the building space as a venue, restaurant, weekend getaway or would like to build your dream home on a picturesque setting, this one is only limited by your effort and imagination.

The building structure is very solid and was built with a no stone left unturned mindset, featuring over 4,000 square feet of finished space on the upper level with a commercial kitchen, retail space, gathering area, an office, and bathrooms. The lower level of the building offers warehouse and storage space with loading and unloading access. 1,800 square feet of porch space wraps the exterior allowing further enjoyment of the outdoor and nature aspects of the property. The building is sure to stand the test of time, being a very well insulated post frame construction with all metal exterior. Warren Rural Water District and Mid-American Electric are service providers to the building and surrounding property. Ample HVAC and central air systems are in place to regulate temperature throughout the entire building.

The recreational aspects of this property are very impressive and will definitely be appreciated by outdoorsmen, hunters, fishermen, gardeners, bird watchers, and others. The 2.7 acre pond is stocked full of fish species that are native to Iowa and features a point, dock, and canoe/boat racking. A well was dug near the pond to act as an irrigation tool if ever needed. The property encompasses 29.33 FSA certified tillable acres, 25.62 of which are currently enrolled in Conservation Reserve Program (CRP) CP2 which is a program designed for the establishment of permanent native grasses, giving wildlife the cover they need to thrive. The CRP acres are currently paying \$5,721 annually (\$233.30/acre) and are enrolled through 2031. The wildlife sign and history on this property is abundant, including whitetail deer, turkey, pheasants, and many others. Well groomed and manicured trails surround the entirety of the property, offering great access to the property by ATV's or on foot. The border is surrounded by hardwood timber and a small creek on the southeast corner, giving deer and turkey's the habitat needed to stay on the property. A 15' x 45' utility shed with sliding barn doors gives plenty of space for storing tractors, trailers, boats, ATV's and more.

This asset is located just 4.5 miles west of Indianola, Iowa off of Highway 92 on Jesup Street, and is only a short distance from all of the major amenities that the Des Moines Metro offers. The property is only a short drive to Interstate 35 and The Des Moines International Airport. It is hard to find a property that has it all, especially in today's market with such low inventory - this one does. Please contact the Listing Agents for a private showing or more information regarding this property.





**RESERVED ITEMS:**

All personal property is reserved by the Seller, however, all inventory, equipment and business can be purchased in addition to the real estate. Please contact one of the Listing Agents for more information.

**IMPROVEMENTS**

- Full commercial kitchen
- Retail storefront
- Warehouse space
- 1,800 square feet of porch
- 2.7 acre pond, stocked and full of fish
- Irrigation well
- Canoe/boat racking
- Pond docking
- 15' x 45' utility shed
- Gazebo



## ***DIRECTIONS***

From Indianola, Iowa: Head west on Highway 92 for 4.5 miles. Turn right and travel north on Highway R57 for 0.8 miles. Make a left and go west on Jesup Street for 0.7 miles. The property will be on the south side of Jesup Street.



## ***ADDITIONAL INFO***

- Seller is willing to sell just the building and 5 acres m/l if a Buyer would wish - please contact one of the Listing Agents for more information.
- Business, inventory, and equipment could be purchased in addition to the real estate - please contact one of the Listing Agents for more information.
- Buyer and/or Buyer's Agent should conduct their own due diligence to verify utilities, additional driveways, etc.

113 West Salem Avenue  
Indianola, Iowa 50125  
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SCAN THE QR CODE TO THE LEFT  
WITH YOUR PHONE CAMERA TO  
VIEW THIS LISTING ONLINE!



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