

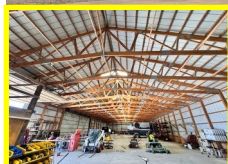


Todd Hattermann
todd@tcaexpress.net
Office: 712-729-3264
Cell: 712-348-0111



Shannon Rydberg
shannon@tcaexpress.net
Office: 712-729-3264
Cell: 712-344-2688

Over
10 acres
near
Ocheyedan, IA



Large Exceptional Acreage For Sale A Rare Northwest Iowa Opportunity!

Discover this impressive 10.30 surveyed acre offering the perfect blend of country living, functionality, and outstanding improvements. Conveniently located just minutes from the Iowa Great Lakes, this property features breathtaking Northwest Iowa views, a beautifully maintained yard, and exceptional infrastructure ready for farming, storage, livestock, or hobby use.

This well-kept ranch-style home was built in 1974 and offers 1,444 sq. ft. on the main floor of comfortable living space with quality exterior updates including composite siding, steel roof, and a redwood deck.



This is a rare opportunity to purchase a highly improved acreage with excellent buildings, grain storage, beautiful living space, and a premier Northwest Iowa location. Perfect for a farm headquarters, hobby acreage, livestock setup, or country retreat.

For more information or to schedule a private showing!

Property Highlights

- 10.30 Surveyed Acres
- LED exterior lighting throughout the property
- Well maintained yard with limestone rock/gravel
- Gorgeous panoramic Northwest Iowa views
- Excellent location only minutes from the Iowa Great Lakes

Buildings & Improvements

- Large Morton Machine Shed – EXCEPTIONAL!
- 60' x 160' Morton building built in 2006
- Approx. 2/3 concrete flooring
- Includes office area and storage space

Grain Storage & Handling

- Brock 40,000 bu bin (2009)
- Butler 30,000 bu bin (1992)
- Brock 20,000 bu bin (2012)
- MFS 10,000 bu bin (1978)
- Habco grain dryer included

Additional Outbuildings

- Astro storage building 54'X80' - has rock floor
- Detached double garage with steel roof - Currently converted for animal use

Home Features:

Main Floor Features

- Spacious kitchen with island
- Built-in office area
- Large living room with beautiful built-ins
- Primary bedroom with large converted closet
- Main floor laundry with deep freezers included
- Walk-in mudroom
- Appliances included

Lower Level

- 2 bedrooms with nice egress windows
- Family room
- Additional non-conforming bedroom
- Utility/storage room

Call today to see!

**1741 Vine Ave / Ocheyedan
Iowa 51354**

[\$1,200,000] NEW LISTING!



The information contained herein was gathered from sources believed to be reliable. We do not guarantee this information and urge the prospective buyers to do an investigation on their own if so desired.

