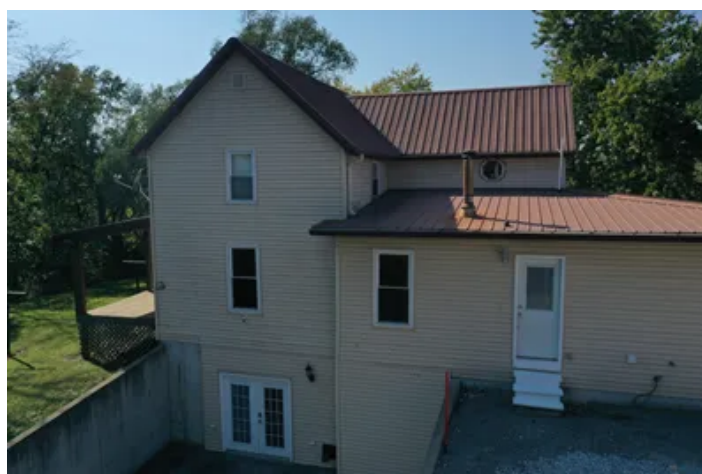


**4 Bedroom 2 Bathroom Home on 30 acres located on  
hard surface road  
2099 300th St  
Montrose, IA 52639**

**\$650,000**  
30± Acres  
Lee County





**4 Bedroom 2 Bathroom Home on 30 acres located on hard surface road  
Montrose, IA / Lee County**

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**SUMMARY**

**Address**

2099 300th St

**City, State Zip**

Montrose, IA 52639

**County**

Lee County

**Type**

Recreational Land, Horse Property, Single Family, Timberland,  
Residential Property, Hunting Land, Farms

**Latitude / Longitude**

40.524304 / -91.510069

**Dwelling Square Feet**

3488

**Bedrooms / Bathrooms**

4 / 2

**Acreage**

30

**Price**

\$650,000

**Property Website**

<https://www.mossyoakproperties.com/property/4-bedroom-2-bathroom-home-on-30-acres-located-on-hard-surface-road-lee-iowa/92220/>



## 4 Bedroom 2 Bathroom Home on 30 acres located on hard surface road Montrose, IA / Lee County

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### PROPERTY DESCRIPTION

#### Spacious 4-Bedroom Home on 30 Acres – Central Lee School District

Discover the perfect blend of country charm and modern updates with this beautifully maintained 4-bedroom, 2-bathroom home nestled on 30 acres in the desirable Central Lee School District. This property is ideal for outdoor enthusiasts, hobby farmers, or those seeking a peaceful rural lifestyle with plenty of room to roam.

#### Property Highlights:

- **Room to Grow:** The home offers four comfortable bedrooms and two full bathrooms, perfect for family living or hosting guests.
- **Modern Updates:** Enjoy brand new carpet upstairs (2025), a fully updated kitchen and dining room (2025), and a new hot water heater and sump pump (2025). The rest of the house interior has been updated throughout the last 10-15 years with refinished hardwood floors, ceramic tile, and wall coverings.
- **Solid Infrastructure:** The home was lifted and placed on a new basement with impressive 9+ foot ceilings in 2010, offering extra storage and finished living space. The 200-amp electrical service, roof, and siding were all updated in 2006. Efficient geothermal heating and cooling installed in 2010.
- **Outbuildings for Every Need:**
  - A **28x40 barn** includes a 14x40 lean-to with **3 horse stalls**, plus an additional **16x32 lean-to** for camper or equipment storage.
  - A **30x50 shed**, built in 2021, adds significant space for tools, toys, or workshop needs.
  - Attached to the **30x50 shed**, you'll find a dog kennel/ run

#### Outdoor Lifestyle:

This versatile property offers something for everyone:

- **3 fenced pastures** for livestock or horses
- **Hayfield** for self-sustaining feed or income potential
- **Secluded camp area** for peaceful retreats or gatherings
- Endless opportunities for **hunting, ATV riding, horseback adventures, or artifact hunting**

Whether you're looking to start a small farm, enjoy country living, or just escape the hustle and bustle, this property has it all — space, updates, and natural beauty. Highly sought after location located on hard surface road and conveniently located within close proximity to Donnellson, Fort Madison, Keokuk, Charleston, Argyle, and Montrose.



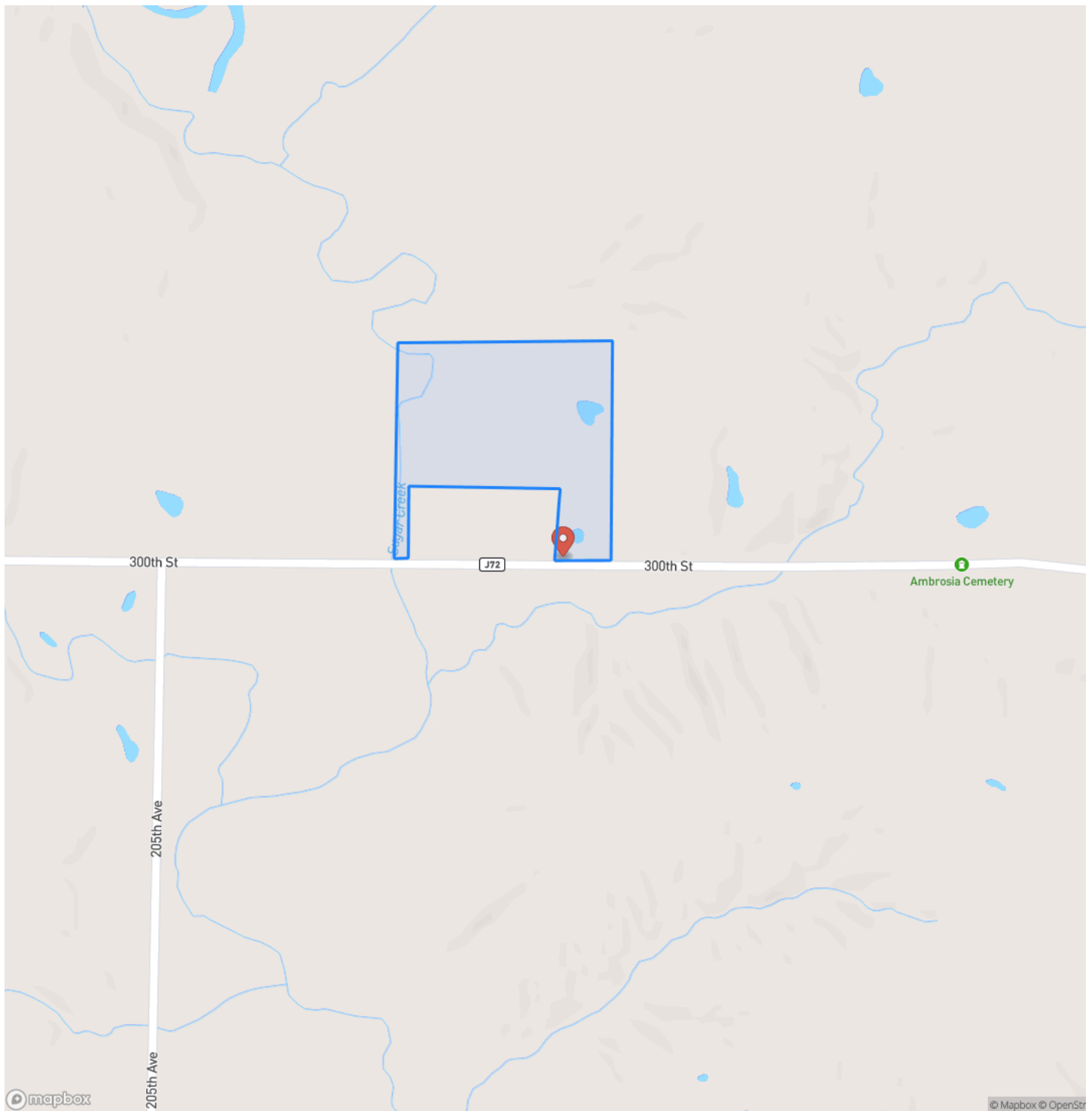
4 Bedroom 2 Bathroom Home on 30 acres located on hard surface road  
Montrose, IA / Lee County



4 Bedroom 2 Bathroom Home on 30 acres located on hard surface road  
Montrose, IA / Lee County

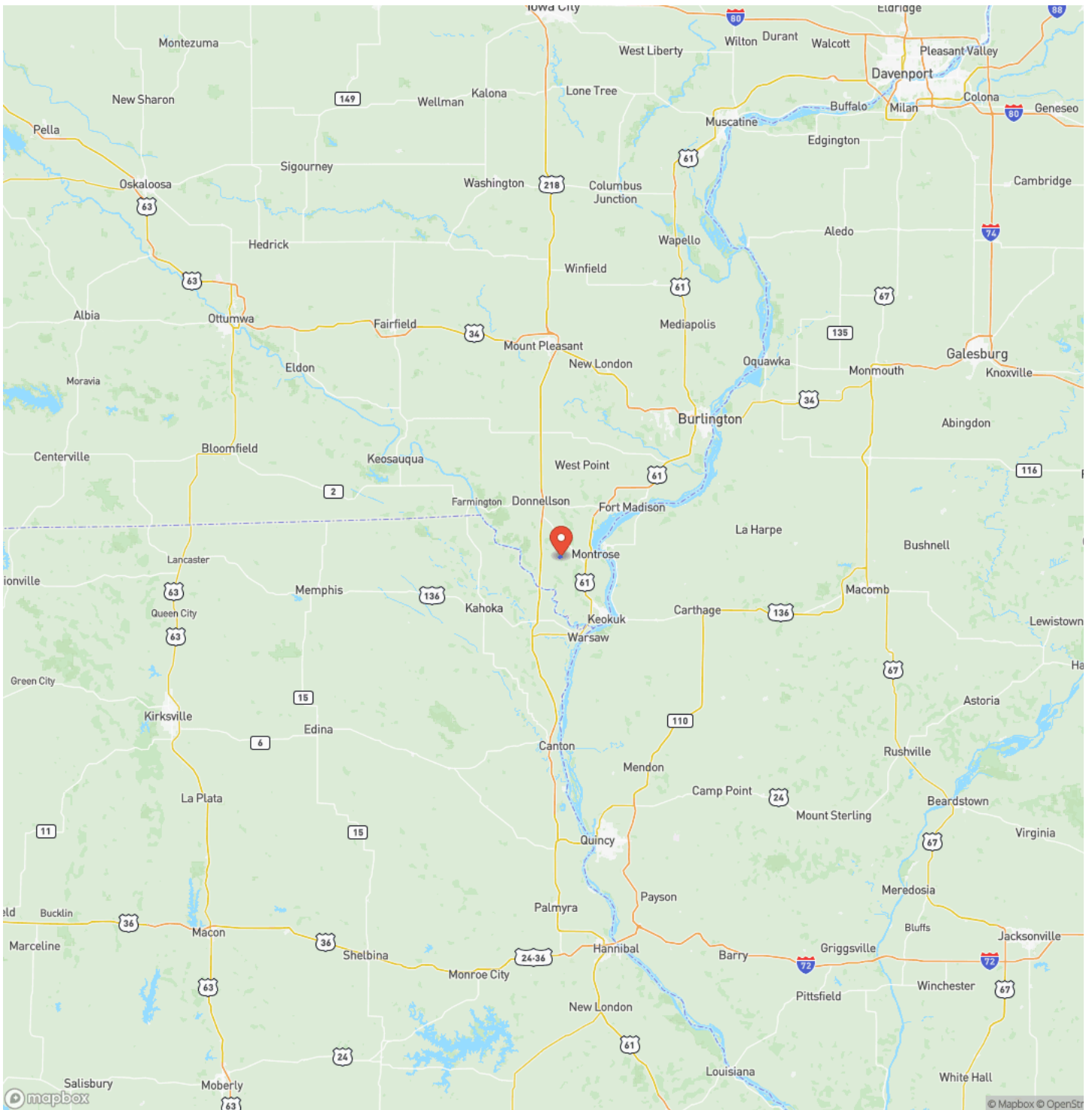
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## Locator Map



**4 Bedroom 2 Bathroom Home on 30 acres located on hard surface road  
Montrose, IA / Lee County**

## Locator Map





4 Bedroom 2 Bathroom Home on 30 acres located on hard surface road  
Montrose, IA / Lee County

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## Satellite Map



**4 Bedroom 2 Bathroom Home on 30 acres located on hard surface road  
Montrose, IA / Lee County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Steve Scheuers

## Mobile

(319) 931-4507

## Office

(319) 293-2575

## Email

sscheuers@mossyoakproperties.com

**Address**

707 1st Street

## City / State / Zip

## NOTES

[illegible]



## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



**MORE INFO ONLINE:**  
**MossyOakProperties.com**

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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