FOR SALE

ACREAGE · HOME & OUTBUILDINGS



ASKING PRICE

EST. 5.33± ACRES

$550,000

11475 240th Street · Council Bluffs, Iowa

South side of Council Bluffs · Only ¼ mile from a hard-surface road · Lewis Central School District

- ✓ **Est. 5.33± acres, subject to final plat & survey**
- ✓ **Mature trees & flat, usable space**
- ✓ **Large enough for horses, livestock or recreation**

2,328 SF	4 BD / 2.5 BA	40 × 80	24 × 60
Two-story home + finished basement	Bedrooms / baths	Pole shed · concrete floor, electricity	Historic barn · excellent condition

OPEN HOUSES

Wednesday, October 14

4:30 – 6:30 p.m.

Sunday, October 18

1:00 – 3:00 p.m.

Or by appointment

OFFERS REVIEWED

Wednesday, October 21, 2026

2:00 p.m. Written offers due to the Listing Broker by that time.

MIDWEST AG SERVICES, INC.

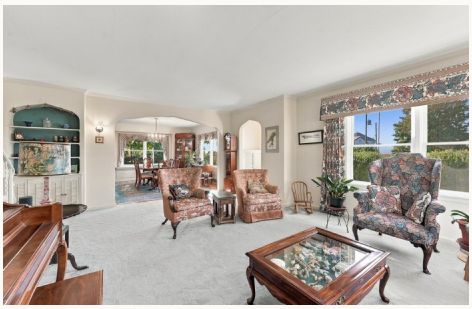
midwestagservices.com · 245 W. Broadway, Council Bluffs, IA

Evan Summy, Broker

(402) 618-1326

BRANDT ACREAGE · EST. 5.33± ACRES

11475 240th St · Council Bluffs, IA







PROPERTY INFORMATION

Asking price	**$550,000**
Acres	Est. 5.33±, subject to final plat & survey
Location	Pt. Sec. 30-74-42, Keg Creek Twp.
Home	Two-story, built 1952
Living area	2,328 SF (per assessor)
Bedrooms / baths	4 bedrooms / 2.5 baths
Basement	Finished · fireplace, wet bar
Heat / A/C	Propane heat · electric A/C
Propane tank	1,000 gal · conveys with house
Appliances	All appliances included
Driveway	Private · not shared with farm
Water	Private well · county tested, results available upon request
Sewer	New septic system (2021) · passed inspection, report available upon request
Schools	Lewis Central
Taxes	Est. $3,600/yr, subject to final plat & survey

TERMS & NOTES

• Asking price $550,000. Written offers reviewed Wed., Oct. 21 at 2:00 p.m.

• Offers must include a pre-approval letter or proof of funds.

• Earnest money of 2% of the purchase price due upon acceptance.

• Closing on or before January 20, 2027. Possession at closing.

• The 1,000-gal propane tank is included with the house. Buyer to reimburse Sellers for propane remaining in the tank at closing.

• Open houses Wed., Oct. 14, 4:30–6:30 p.m. & Sun., Oct. 18, 1–3 p.m., or by appointment.

• Acres and boundaries are estimated and subject to final plat & survey, at Sellers' expense. The property is offered as a lump-sum sale; the purchase price shall not be adjusted should the final surveyed acreage be more or less than the estimated 5.33 acres.

• No shared driveway — a separate driveway will be installed to serve the farmland.

• Grain bins south of the pole shed are not included. Electric service to the bins is subject to a split and separate meter, at Sellers' expense.

• Seller disclosure, lead-based paint disclosure, well test and septic inspection report available upon request.

MIDWEST AG SERVICES, INC.

midwestagservices.com · Evan@midwestagservices.com

Evan Summy, Broker

(402) 618-1326

OUTBUILDINGS & GROUNDS

Est. 5.33± acres · mature trees · open space



Acreage map subject to final plat & survey. Property lines and acres are estimated. Aerial © 2026 AgriData, Inc.

Large, open lot. Flat, usable ground framed by mature trees — large enough for horses, livestock, gardens or recreation.



Historic barn · 24 × 60, excellent condition



Pole shed · 40 × 80, concrete floor, electricity



Detached 2-car garage · overhead door openers



Brick patio & walkway · shaded backyard

MIDWEST AG SERVICES, INC.

midwestagservices.com · Evan@midwestagservices.com

Evan Summy, Broker

(402) 618-1326

INSIDE THE HOME

4 bedrooms · 2.5 baths · finished lower level



Den with built-in bookshelves



Sunroom / office off the kitchen



Upstairs bedroom



Bedroom with hardwood floors



Lower level with brick fireplace



Family room with wet bar

DIRECTIONS

From Hwy 275: At the Hwy 275 & Pioneer Trail intersection, head northeast on Pioneer Trail approx. 4 miles. Turn south on 240th St and go approx. ¾ mile.

From Hwy 92: Head south on 240th St approx. 3.5 miles.

From Brothers Ave: Head north on 240th St approx. 2.5 miles.

The property is located at 11475 240th St, on the east side of the road. **Look for the signs!**

GPS address: 11475 240th St, Council Bluffs, IA 51503 · 41.1809, -95.7264

Also available: Brandt farmland surrounding the acreage, offered separately by sealed bid — bids due December 10, 2026 at 10:00 a.m. Contact the Listing Broker for a bid packet.

Agency disclosure: Midwest Ag Services, Inc. and Evan Summy, Broker, represent the Sellers in this transaction.

Sellers' rights: Sellers reserve the right to accept or reject any and all offers.

Disclaimer: Information in this brochure was obtained from sources believed to be reliable but is not guaranteed. Acres, boundaries, square footage and taxes are estimates; acres and boundaries are subject to final plat & survey. Prospective buyers should verify all information and conduct their own inspections.

MIDWEST AG SERVICES, INC.

midwestagservices.com · Evan@midwestagservices.com

Evan Summy, Broker

(402) 618-1326