

# ALLEN

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## REAL ESTATE

MONONA 563-539-4136 STRAWBERRY POINT 563-933-4411 GUTTENBERG 563-252-1144

## COMPANY, LLC. 241 ARC LANE/BOX 311 MONONA, IA 52159

Property Address: 1580 Lansing Harpers Road, Lansing, IA 52151

Legal Description: Lot 1 NE NE

Price: \$685,000

Owner: JAJE Holdings, LLC

Taxes: \$3,938/year

5-Bedrooms: 11'8x16'6, 12'5x13'8, 11x15, 7'9x19'5, 8x19

House Built: 1996 Cabin & 2007 House

5-Baths: 10x10'6, 5'8x10'6, 6x9'8, 8'6x9'6, 6x7'6

Stories: 3 stories

Kitchen-Dining Room: 17x20

House Size: 2,739 sf & Cabin 329 sf

Living Room: 12'6x22'6

Lot Size: 9.30 Acres/ 405,108 sf

Laundry: 10'6x5'8

Heat: Forced Air-Propane

Appliances: Dishwasher New in 2025, Rest Negotiable

Air Conditioning: Central AC

Flooring: Carpet/Vinyl

Water Heater: Electric

Roof: Asphalt Shingles, New 2007

Exterior: Composite Siding & Wood

Garage/Barn: 28x40 built in 2004. 2 Loft levels that could be remodeled into living quarters.

Remarks: Escape to the ultimate private retreat at The Thornwood Estate, an exceptional 9-acre property operating as Iowa Bluff Country Rentals. Nestled in the heart of Lansing's highly sought-after "God's Country", this estate offers a rare combination of scenic bluff views and premier proximity to the Mississippi River, located just 4.5 miles away down a fully surfaced highway.

This turnkey estate features two separate, fully furnished dwellings, offering the perfect balance of shared group spaces and private living. The Main House showcases incredible craftsmanship, highlighting custom oak cabinetry and masterfully detailed woodwork throughout. The second level hosts three spacious bedrooms with sweeping nature views, while the third level features two private loft rooms, each outfitted with two twin beds. With additional sleeper sofas in both the first and second-floor living rooms, accommodation options are endless.

Just a short walk down the drive sits the Guest Cabin, a beautifully wood-crafted cabin featuring a full kitchen, a cozy living area with a sleeper sofa, and a private loft with a queen bed.

Outside, explore your own private walking trails or utilize the specialized amenities built for the modern outdoorsman. The property features a 30-amp RV hook-up alongside two dedicated GFI outlets for charging boat batteries after a day on the river. Whether you are looking for a lucrative short-term rental investment or a private family legacy estate, Thornwood Estate is fully equipped and ready for its next chapter. All tours must be scheduled in advance by calling Listing Agent/Property Owner Jane Duehr 319-560-0659.

The following information, although believed to be accurate, is not guaranteed or warranted by the listing office.

