



## Whispering Oaks Waterfront Retreat

49 +/- Acres | Monona County, IA | \$900,000



National Land Realty  
PO Box 164  
Blair, NE 68008  
[NationalLand.com](http://NationalLand.com)



**Ryan Schroeter**  
Office: 402-965-0880  
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The above information is from sources deemed reliable, however the accuracy is not guaranteed.  
National Land Realty assumes no liability for error, omissions or investment results.



## PROPERTY SUMMARY

National Land is pleased to offer this amazing property nestled in the Iowa hills, South of Mapleton, IA. This expansive recreational property is perfectly situated for those seeking tranquility and seclusion without being too far from town, ideal for various uses, from a personal getaway to rental or VRBO opportunities. The property boasts rolling topography, featuring a mixture of lush pastures, mature timber, and a stunning 10+/- acre lake known for excellent fishing. Two duplexes provide a total of four separate and private suites. Each suite offers 2 or 3 bedrooms, kitchen with living room and bath, while a common kitchen and gathering area serve as the perfect space for activities. Other amenities include an outdoor pavilion, dock, 30x40 outbuilding, and 4 camper pads equipped with water and electric hookups. It is more than just land; it's an opportunity to create lasting memories and experiences.



**ACREAGE BREAKDOWN**

49+/- acres of Pasture, 10+/- acre lake and the remaining acres are cabin site and timber.

**PARCEL #/ID**

part of 844206400001

**ADDRESS**

16354 Sequoia Ave.  
Mapleton, IA 51034

**LOCATION**

Approximately 2.5 miles south of  
Mapleton, IA.



## PROPERTY HIGHLIGHTS

- The property boasts rolling topography, featuring a mixture of lush pastures, mature timber, and a stunning 10+/- acre lake known for excellent fishing.
- Two duplexes provide a total of four separate and private suites. Each suite offers 2 or 3 bedrooms, kitchen with living room and bath, while a common kitchen and gathering area serve as the perfect space for activities.
- Other amenities include an outdoor pavilion, dock, 30x40 outbuilding and 4 camper pads equipped with water and electric hookups.



[nationalland.com/listing/whispering-oaks-waterfront-retreat](https://nationalland.com/listing/whispering-oaks-waterfront-retreat)





**COMMERCIAL PROPERTY HIGHLIGHTS**

**Zoning**  
AG

**Listing ID#**  
2911449





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# Lake - Aerial Map



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**NATIONAL**  
**LAND**  
**REALTY**

Maps Provided By:



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www.AgriDataInc.com

Boundary Center: 42° 6.8062', -95° 46.2161'

**6-84N-42W**  
**Monona County**  
**Iowa**

0ft 277ft 554ft



5/2/2024

Field borders provided by Farm Service Agency as of 5/21/2008.





National Land Realty  
P.O. Box 164  
Blair, NE 68008  
855-384-LAND  
NationalLand.com

For Office Use Only

Agent Name:

Schroter

Sale #:

16354 Sequoia

### RADON DISCLOSURE

Radon: Are there any known tests for the presence of radon gas? ☐ Yes ☒ No ☐ Unknown

If yes, test results?

\_\_\_\_\_  
\_\_\_\_\_

Date of last report \_\_\_\_\_

Seller agrees to release any testing results. If not, check here ☐

Seller acknowledges requirement that Buyer be provided with the "Iowa Radon Home Buyers and Sellers Fact Sheet" prepared by the Iowa Department of Public Health.

Property Address 16354 Sequoia Ave, Mapleton IA 51034

City Mapleton State Iowa Zip 51034

SELLER Mark Beech Date 5-6-2024

SELLER Muriel F Beech Date 5-6-2024

Seller(s) Agent (sign) \_\_\_\_\_ Date \_\_\_\_\_

Buyer acknowledges receipt of the "Iowa Radon Home Buyers and Sellers Fact Sheet" prepared by the Iowa Department of Public Health.

BUYER \_\_\_\_\_ Date \_\_\_\_\_

BUYER \_\_\_\_\_ Date \_\_\_\_\_

Buyer(s) Agent (sign) \_\_\_\_\_ Date \_\_\_\_\_

## RESIDENTIAL PROPERTY SELLER DISCLOSURE STATEMENT

Property address: 16354 Sequoia Ave. Mapleton, IA 51034

### PURPOSE:

Use this statement to disclose information as required by Iowa Code chapter 558A. This law requires certain sellers of residential property that includes at least one and no more than four dwelling units to disclose information about the property to be sold. The following disclosures are made by the seller(s) and not by any agent acting on behalf of the seller(s).

### INSTRUCTIONS TO SELLER(S):

1. Seller(s) must complete this statement. Respond to all questions, or attach reports allowed by Iowa Code section 558A.4(2);
2. Disclose all known conditions materially affecting this property;
3. If an item does not apply to this property, indicate that it is not applicable (N/A);
4. Please provide information in good faith and make a reasonable effort to ascertain the required information. If the required information is **unknown** or is **unavailable** following a reasonable effort, use an **approximation** of the information, or indicate that the information is **unknown (UNK)**. All **approximations** must be identified as **approximations (AP)**;
5. Additional pages may be attached as needed;
6. Keep a copy of this statement with your other important papers.

1. Basement/Foundation: Any known water or other problems? Yes ☐ No ☒

2. Roof: Any known problems? Yes ☐ No ☒

Any known repairs? Yes ☐ No ☐

If yes, date of repairs/replacement: \_\_\_\_/\_\_\_\_/\_\_\_\_

3. Well and Pump: Any known problems? Yes ☐ No ☒

Any known repairs? Yes ☐ No ☐

If yes, date of repairs/replacement: \_\_\_\_/\_\_\_\_/\_\_\_\_

Any known water tests? Yes ☒ No ☐

If yes, date of last report: 04/20/11

and results: SAFE

4. Septic Tanks/Drain Fields: Any known problems? Yes ☒ No ☐

Location of tank: \_\_\_\_\_

Date tank last cleaned: \_\_\_\_/\_\_\_\_/\_\_\_\_

5. Sewer System: Any known problems? Yes ☒ No ☐

Any known repairs? Yes ☐ No ☐

If yes, date of repairs/replacement: \_\_\_\_/\_\_\_\_/\_\_\_\_

6. Heating System(s): Any known problems?

Yes ☒ No ☒

Any known repairs?

Yes ☐ No ☐

If yes, date of repairs/replacement: \_\_\_\_/\_\_\_\_/\_\_\_\_

7. Central Cooling System(s): Any known problems?

Yes ☒ No ☒

Any known repairs?

Yes ☐ No ☐

If yes, date of repairs/replacement: \_\_\_\_/\_\_\_\_/\_\_\_\_

8. Plumbing System(s): Any known problems?

Yes ☒ No ☒

Any known repairs?

Yes ☐ No ☐

If yes, date of repairs/replacement: \_\_\_\_/\_\_\_\_/\_\_\_\_

9. Electrical System(s): Any known problems?

Yes ☐ No ☒

Any known repairs?

Yes ☐ No ☐

If yes, date of repairs/replacement: \_\_\_\_/\_\_\_\_/\_\_\_\_

10. Pest Infestation (e.g., termites, carpenter ants): Any known problems?

Yes ☐ No ☐

If yes, date(s) of treatment: \_\_\_\_/\_\_\_\_/\_\_\_\_

*WE HAVE APEST CONTROL BUT EVERY MONTH*

Any known structural damage?

Yes ☐ No ☐

If yes, date(s) of repairs/replacement: \_\_\_\_/\_\_\_\_/\_\_\_\_

11. Asbestos: Any known to be present in the structure?

Yes ☐ No ☒

If yes, explain: \_\_\_\_\_

12. Radon: Any known tests for the presence of radon gas?

Yes ☐ No ☒

If yes, date of last report: \_\_\_\_/\_\_\_\_/\_\_\_\_

and results: \_\_\_\_\_

13. Lead-Based Paint: Any known to be present in the structure?

Yes ☐ No ☒

14. Flood Plain: Do you know if the property is located in a flood plain?

Yes ☐ No ☒

If yes, what is the flood plain designation? \_\_\_\_\_

15. Zoning: Do you know the zoning classification of the property?

Yes ☒ No ☐

If yes, what is the zoning classification? RAU



16. Covenants: Is the property subject to restrictive covenants? Yes ☐ No ☒

If yes, attach a copy or state where a true, current copy of the covenants can be obtained.

17. Shared or Co-Owned Features: Any features of the property known to be shared in common with adjoining landowners, such as walls, fences, roads, and driveways whose use or maintenance responsibility may have an effect on the property? Yes ☐ No ☒

Any known "common areas" such as pools, tennis courts, walkways, or other areas co-owned with others, or a Homeowner's Association which has any authority over the property? Yes ☐ No ☒

18. Physical Problems: Any known settling, flooding, drainage or grading problems? Yes ☐ No ☒

19. Structural Damage: Any known structural damage? Yes ☐ No ☒

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### SELLER(S) DISCLOSURE:

Seller(s) discloses the information regarding this property based on information known or reasonably available to the Seller(s).

The Seller(s) has owned the property since 6/1/2011. The Seller(s) certifies that as of the date signed this information is true and accurate to the best of my/our knowledge.

Seller(s) acknowledge(s) requirement that Buyer(s) be provided with the "Iowa Radon Home-Buyers and Seller Fact Sheet" prepared by the Iowa Department of Public Health.

Seller Maria F. Ber

Seller Mark Ber

Date 05/06/2024

Date 5/06/24

### BUYER(S) ACKNOWLEDGMENT:

Buyer(s) acknowledges receipt of a copy of this Real Estate Disclosure Statement. This statement is not intended to be a warranty or to substitute for any inspection the buyer(s) may wish to obtain.

Buyer(s) acknowledge(s) receipt of the "Iowa Radon Home-Buyers and Seller Fact Sheet" prepared by the Iowa Department of Public Health.

Buyer \_\_\_\_\_

Buyer \_\_\_\_\_

Date \_\_\_\_/\_\_\_\_/\_\_\_\_

Date \_\_\_\_/\_\_\_\_/\_\_\_\_

MAINTENANCE AGREEMENT  
LITTLE SIOUX RIVER WATERSHED

This Agreement made and entered into by and between the Monona County Soil Conservation District, organized under the laws of the State of Iowa, hereinafter referred to as the "District" and Paul and June Geadelmann

hereinafter referred to as the "Landowner"; Witnesseth:

WHEREAS: Through Acts of Congress, the United States of America has authorized a flood prevention program and has appropriated funds for its effectuation in the Little Sioux River Watershed in Iowa and Minnesota; and

WHEREAS: The District and the Soil Conservation Service of the United States Department of Agriculture have signed a memorandum of understanding, and have agreed that said program shall be carried out and installed with the authorized assistance of the Soil Conservation Service being made available to landowners in designated subwatersheds and that said program shall be maintained by the District and the landowners in accordance with specific and definite arrangements between the District and the parties concerned; and

WHEREAS: The Landowner recognizes that certain benefits will accrue to his property and desires to enter into, and bind himself by, this agreement with the District for the purpose of accomplishing the objects of said Acts of Congress; and

WHEREAS: The parties hereto desire to install and maintain flood prevention improvements in Leech Hollow subwatershed, Monona County, Iowa, in accordance with aforesaid Acts of Congress;

## IT IS THEREFORE MUTUALLY AGREED:

- A. That the Landowner hereby covenants that he is the owner in fee simple of the following described premises, and that they are free and clear of all liens and encumbrances whatsoever, except as stated below:  
Southeast Quarter of Section Six (6), Township Eighty-four (84), Range Forty-two (42) and also a right-of-way forty feet wide, as now traveled to provide ingress and egress to said premises across the Southeast Quarter of the Northeast Quarter of Said Section Six (6) to the public highway in said Southeast Quarter of the Northeast Quarter of said Section Six, Township Eighty-four North, Range Forty-two West of the 5th P.M., Monona County, Iowa.
- B. That this Maintenance Agreement shall be considered as a covenant running with the land described in Item "A" above.
- C. That to provide for operation and maintenance of watershed improvements to be installed in Leech Hollow subwatershed, Monona County, Iowa, the Landowner shall make payments to the District as follows:
  1. An initial payment of \$ 242.05 . Receipt of said amount is hereby acknowledged by the District.
- D. That all sums paid under provisions of Item "C" hereof shall be placed in the District's "Little Sioux Fund"; said fund shall be administered by the District and used as required of the District to facilitate said Little Sioux Flood Prevention Program, such as:
  1. Maintaining erosion control structures and water detention dams within the District.
  2. Inspection of erosion control structures and water detention dams.
  3. Administering the "Little Sioux Fund".
  4. Obtaining Land Title Certifications.
  5. Recording legal instruments.
- E. It is further agreed that portions of payments made to the District's "Little Sioux Fund" may be refunded as the District's policies will permit and as the District elects; and that such refunds will be made to the person or persons who hold principal title to the lands herein described in Item "A" on the date the District declares such refunds or benefits.

\*Initial payment only



- F. It is expressly understood and agreed, however, that the District, being a creature of statute, is dependent upon the allocation of federal funds for the construction of flood prevention improvements in aforesaid Leech Hollow subwatershed, and the District shall have no liability under this Agreement and the person or persons agree to hold the District harmless in the event that the District is prevented from constructing said works of improvement because of the unavailability of federal funds, failure to obtain necessary cooperation from other landowners, or any other circumstances beyond the control of the District. The District will under such circumstances refund all payments to the person or persons who hold principal title to the lands herein described in Item "A" on the date the District declares such refunds or benefits and terminate this Agreement in writing.
- G. Item "C" of this Maintenance Agreement will become void after payments herein described have been satisfied.

IN WITNESS WHEREOF, The parties hereto have executed this Maintenance Agreement on the 8th day of March, 1977.

Paul Geadelmann  
Paul Geadelmann

June Geadelmann  
June Geadelmann

MONONA COUNTY SOIL CONSERVATION DIST.  
By [Signature]  
Chairman Board of Commissioners



ATION SERVICE

# PROJECT MAP

## LEECH HOLLOW SUBWATERSHED

MONONA COUNTY, IOWA

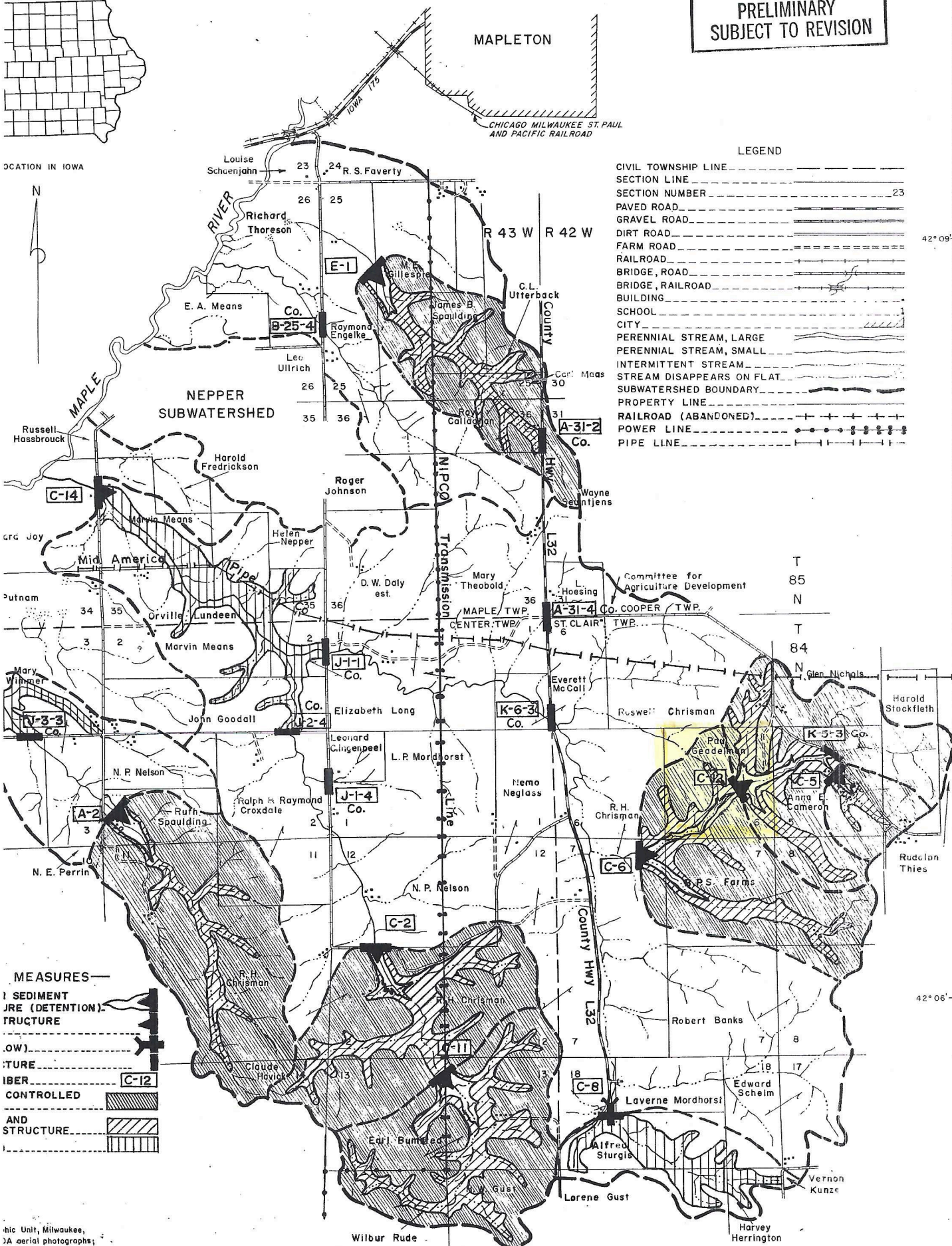
TOTAL DRAINAGE AREA 7,823 AC.

MONONA COUNTY  
IOWA

PRELIMINARY  
SUBJECT TO REVISION



LOCATION IN IOWA



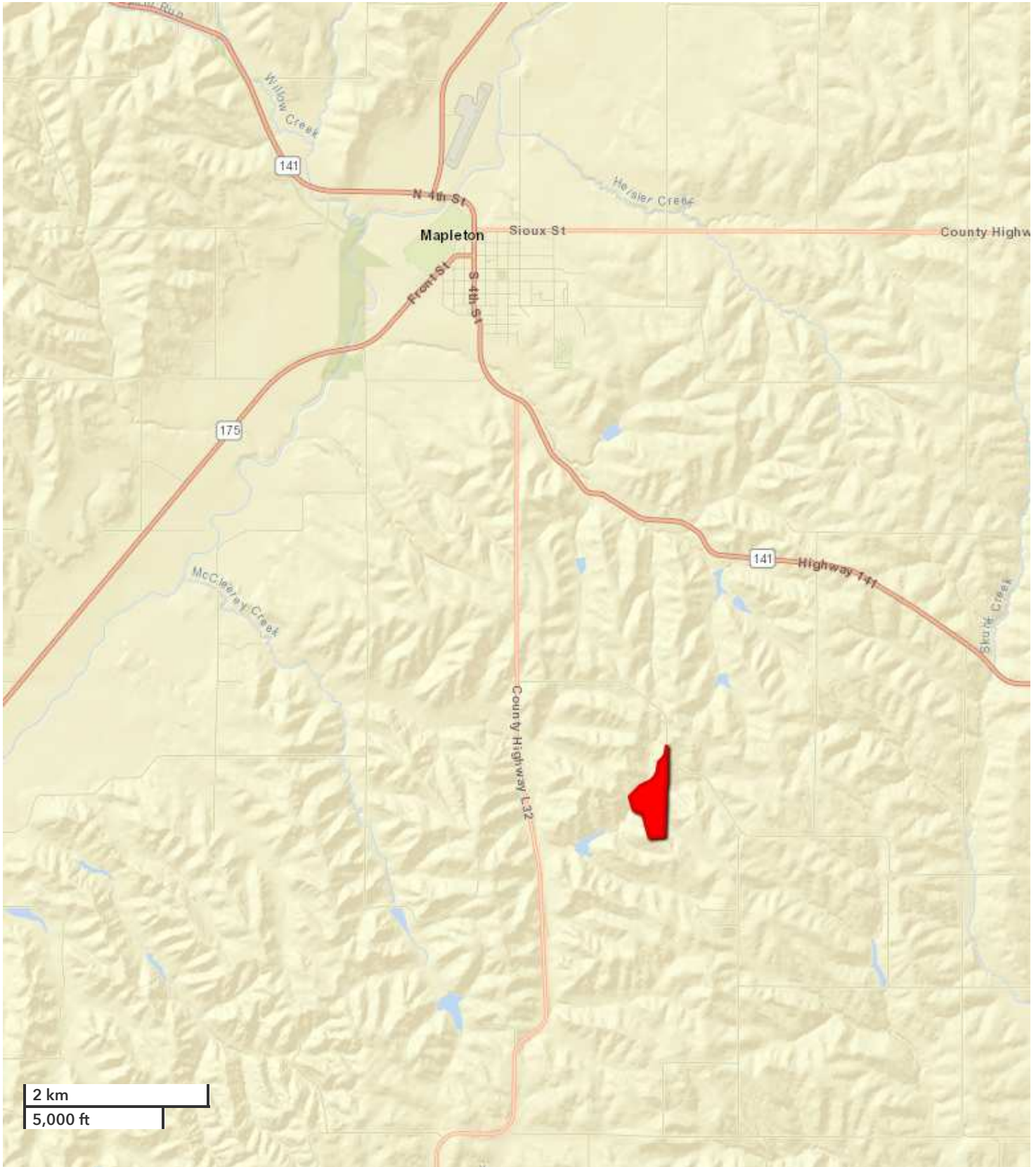
Unit, Milwaukee,  
Aerial photographs





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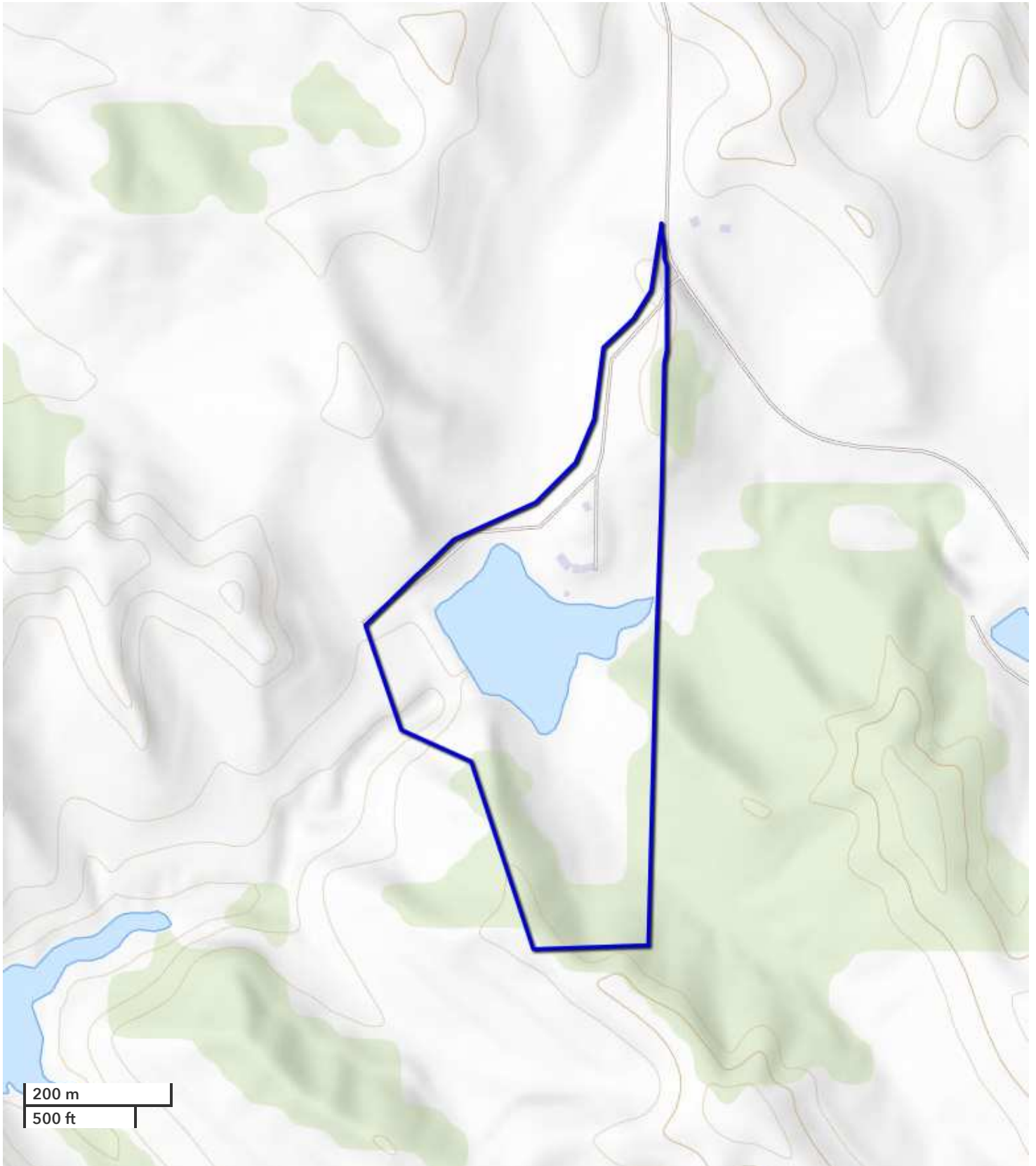


*All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.*



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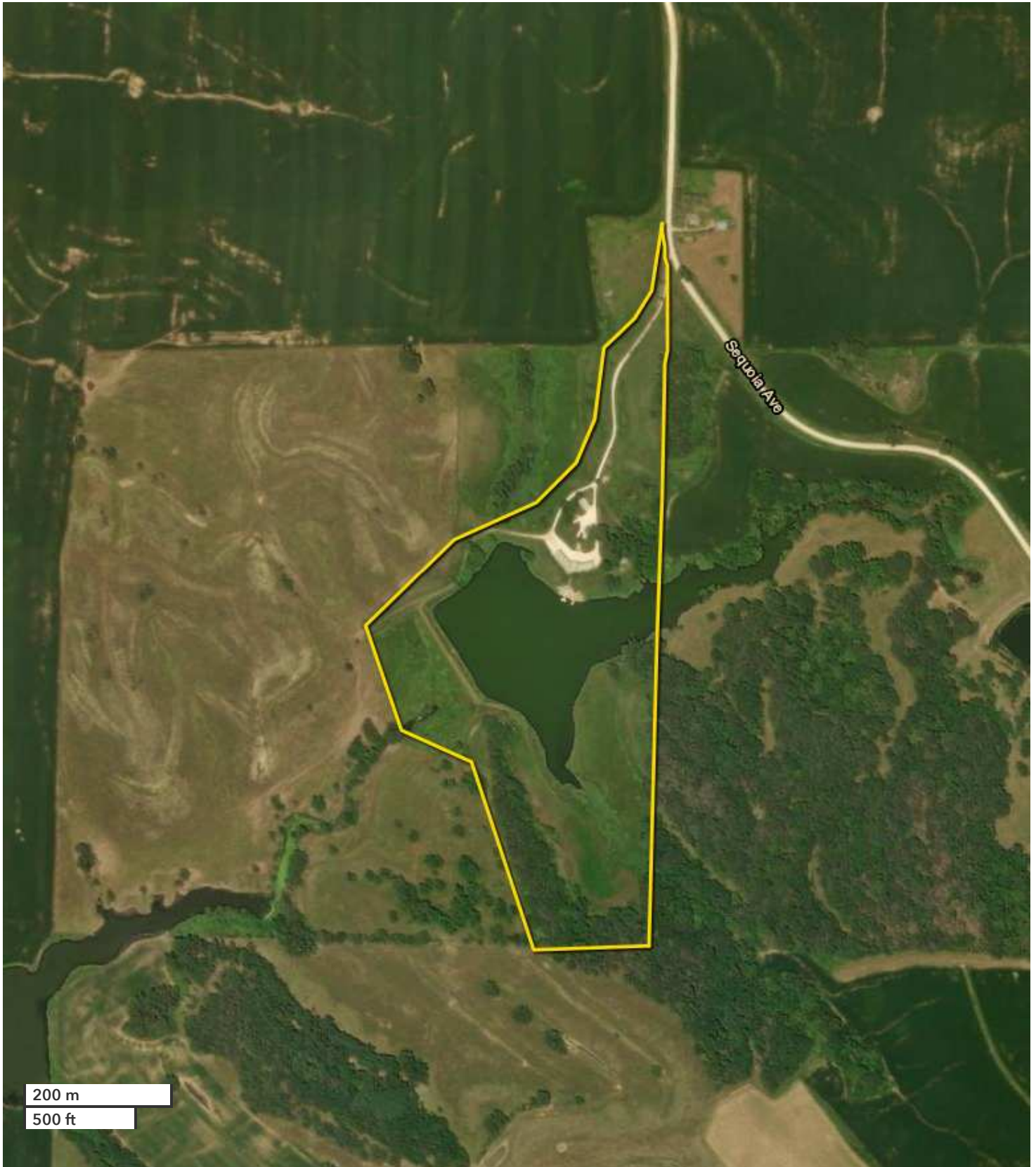
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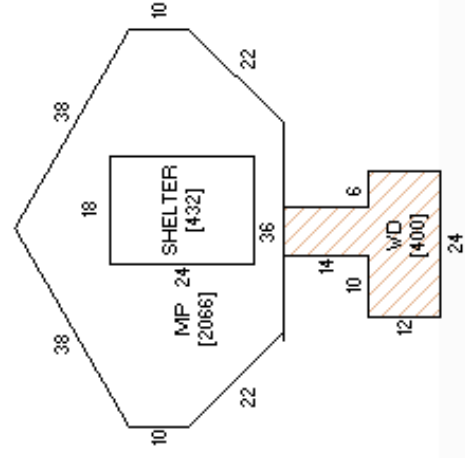
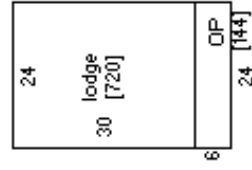
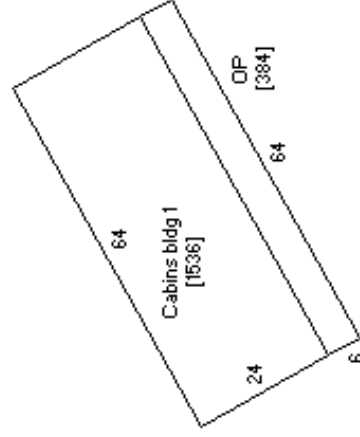
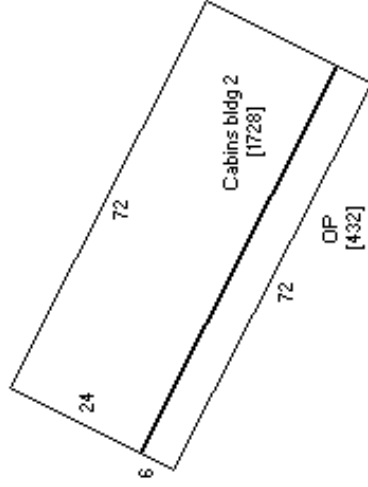
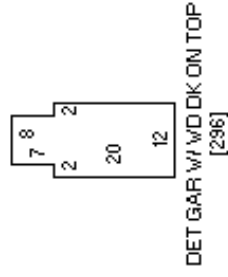
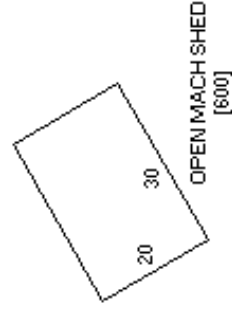
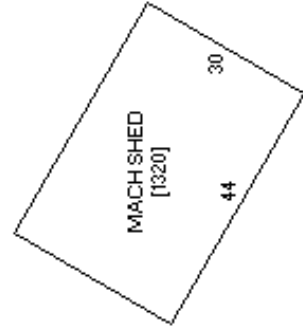


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**NATIONAL  
LAND  
REALTY®**

A portrait of a man with short dark hair, wearing a light blue and white plaid button-down shirt. On the left side of his chest is a logo that reads "Small Business LAND" in green and blue text. The background is a blurred autumn forest with warm colors.

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