

SERENITY, CONVENIENCE &

TIMBER KNOLL PLATS 1 & 2

West Des Moines, Iowa

Living

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The
PRESERVE

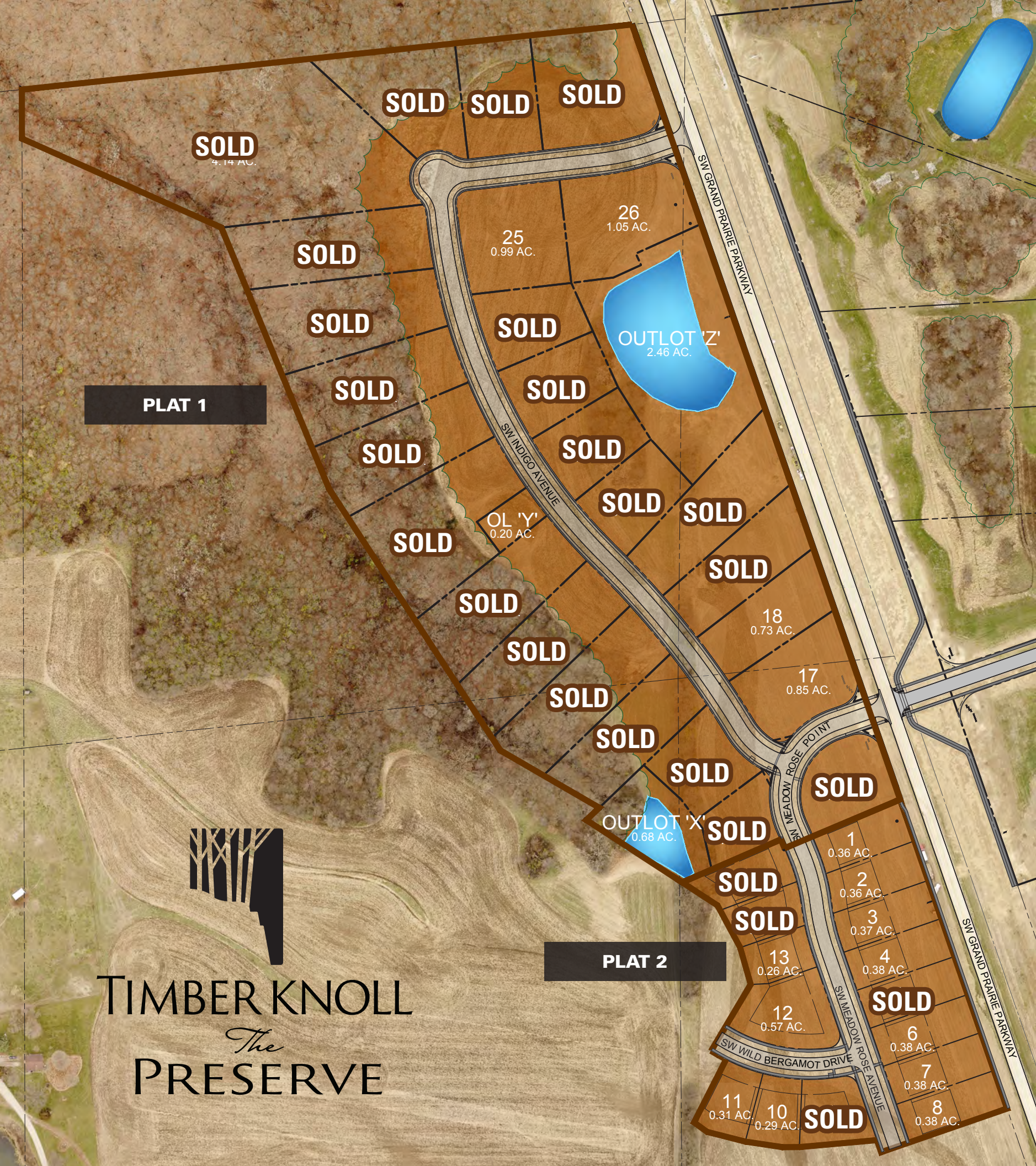
A HIDDEN *gem*

Discover the Preserve, where your dream home can be nestled between natural prairie and preserved woodlands. This exclusive neighborhood offers a stunning mix of rolling hills, flat prairies, tranquil ponds, and conservation land. Enjoy the peaceful serenity of a rural homestead, all just 5 minutes away from the abundant amenities of West Des Moines. Now introducing Hidden Estates — our newest and most luxurious plat — offering unparalleled exclusivity and sophistication. Plus, we're excited to announce the beginning of the third plat at Timber Knoll, bringing even more opportunities to be part of this remarkable community:

WHERE NATURE MEETS *neighborhood*

- West Des Moines address
- Van Meter School District
- City water & sewer
- Walkout, daylight & standard lot opportunities
- Bring your own builder
- Proximity to shopping, dining & entertainment
- High-speed internet availability
- Convenient access to major highways & interstates
- Walking trails & recreational areas nearby
- Protective covenants to maintain property values
- Scenic views of rolling hills & natural landscapes
- Quiet, family-friendly neighborhood
- Thoughtfully designed community layout with ample green space

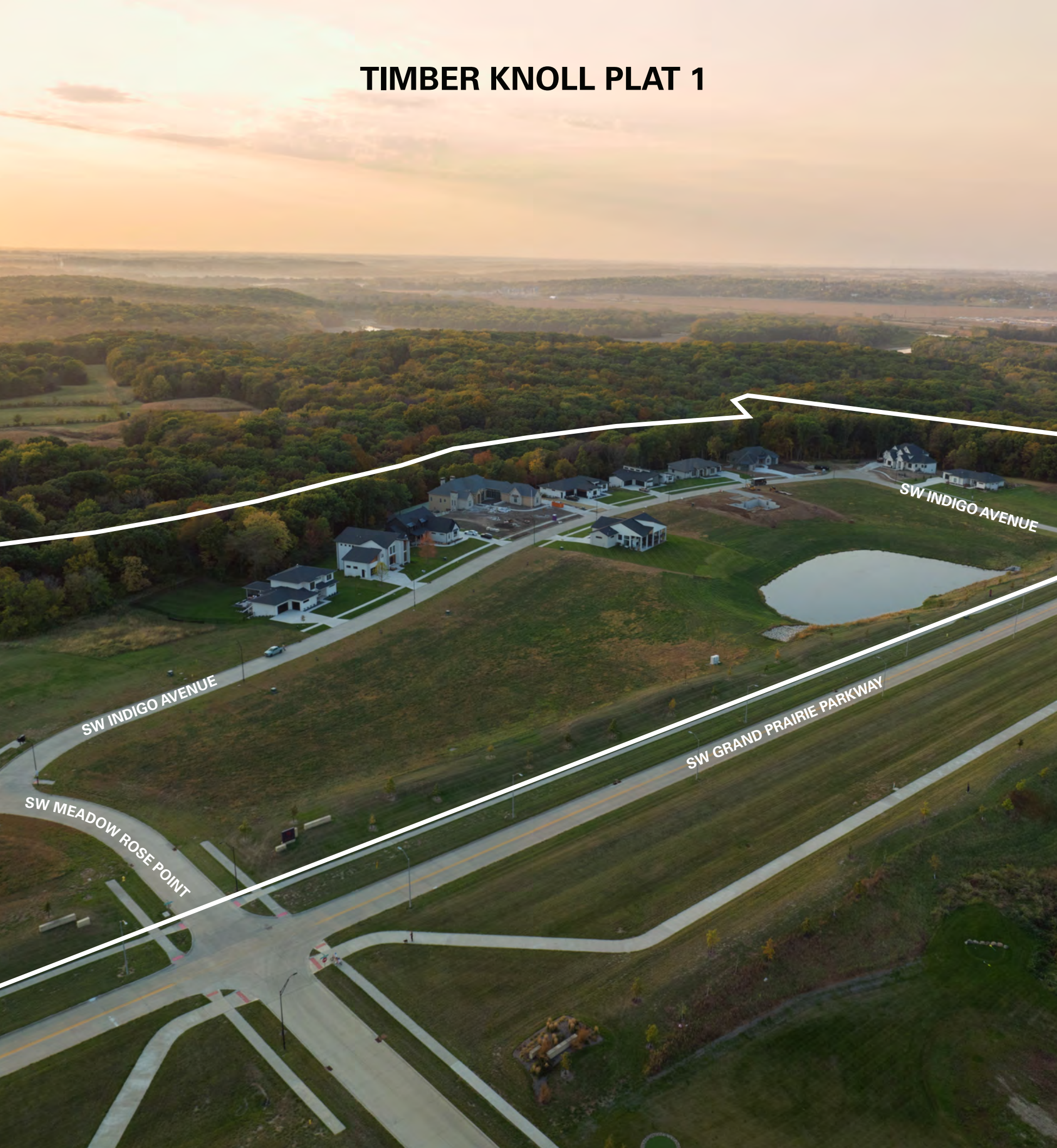




TIMBER KNOLL AVAILABILITY

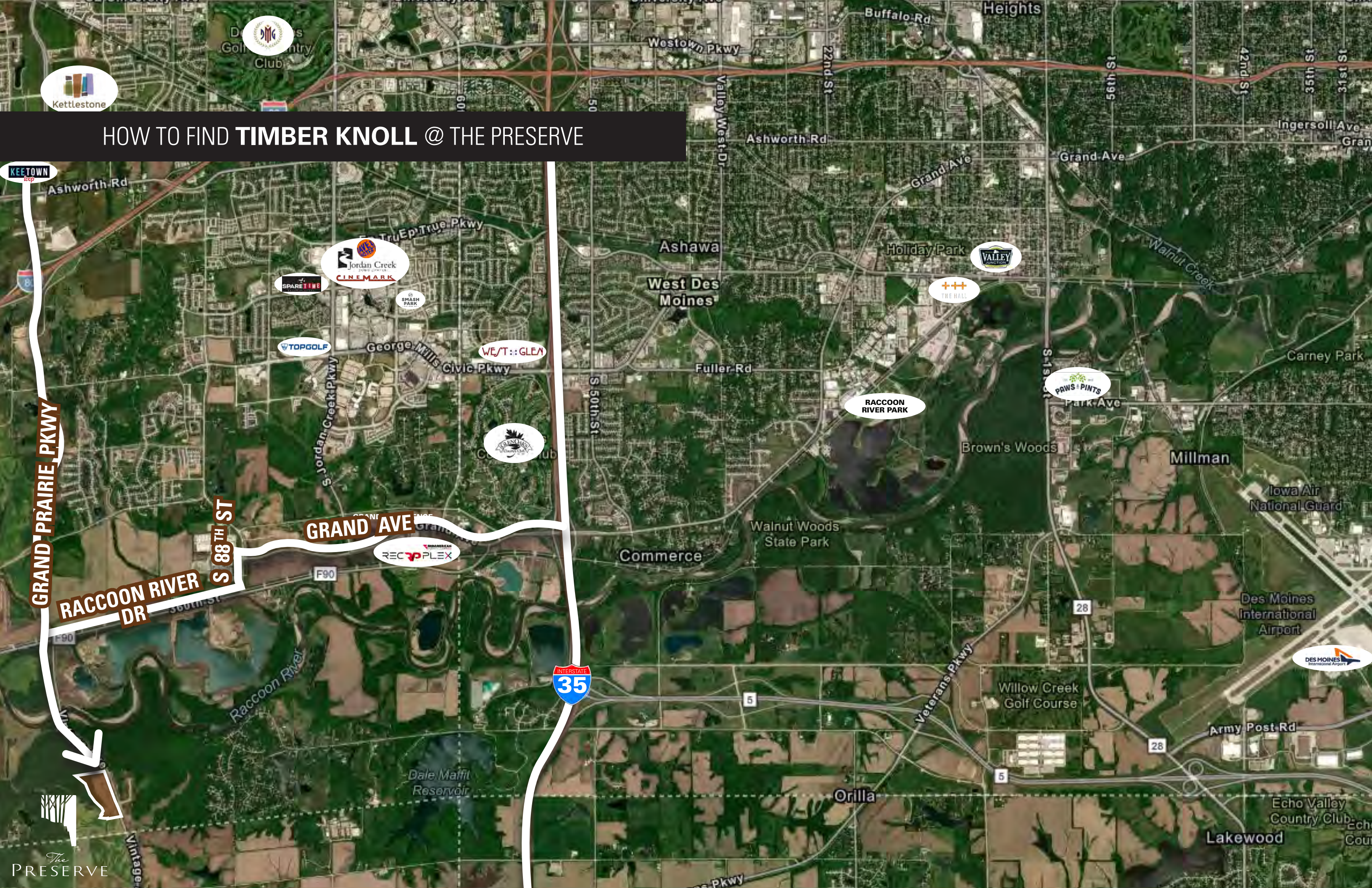
LOT	STREET ADDRESS	DETAIL	LOT PRICE	ACRES
PLAT 1				
17	3788 SW Indigo Ave	standard	\$170,000	0.85
18	3774 SW Indigo Ave	standard	\$175,000	0.73
25	3630 SW Indigo Ave	standard	\$225,000	0.99
26	3518 SW Indigo Ave	standard	\$200,000	1.13
PLAT 2				
1	3834 SW Meadow Rose Ave	standard	\$140,000	0.36
2	3846 SW Meadow Rose Ave	standard	\$140,000	0.36
3	3858 SW Meadow Rose Ave	standard	\$140,000	0.37
4	3870 SW Meadow Rose Ave	standard	\$140,000	0.38
6	3894 SW Meadow Rose Ave	standard	\$140,000	0.38
7	3906 SW Meadow Rose Ave	standard	\$140,000	0.38
8	3918 SW Meadow Rose Ave	standard	\$140,000	0.38
10	10534 SW Wild Bergamot Dr	standard	\$140,000	0.29
11	10546 SW Wild Bergamot Dr	standard	\$140,000	0.31
12	3875 SW Meadow Rose Ave	daylight	\$175,000	0.57
13	3863 SW Meadow Rose Ave	daylight	\$150,000	0.26

TIMBER KNOLL PLAT 1



TIMBER KNOLL PLAT 2





HOW TO FIND **TIMBER KNOLL** @ THE PRESERVE

KEETOWN
loop

GRAND PRAIRIE PKWY

RACCOON RIVER DR

S 88TH ST

GRAND AVE



WEST GLEN



RACCOON RIVER PARK



THE PRESERVE



TIMBER KNOLL

The

PRESERVE



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All interested parties acknowledge that neither Seller nor any of Seller's officers or directors, nor Seller's employees, agents, representatives, or any other person or entity acting on behalf of Seller (hereafter, such persons and entities are individually and collectively referred to as the "Seller"), have made any representations, warranties or agreements (express or implied) by or on behalf of Seller as to any matters concerning the Property, the economic results to be obtained or predicted, or the present use thereof or the suitability for the possible intended use of the Property. Any documents furnished by Seller relating to the Property shall be deemed furnished as a courtesy to any interested party but without warranty or representation from Seller. All work done in connection with preparing the Property for the uses intended by any interested party shall be obtained and paid for by, and shall be the sole responsibility of the interested party. All investigations of proposed governmental laws and regulations, including land use laws and regulations to which the Property may be subject, shall be based on the review and determination of the applicability and effect of such laws and regulations by the interested party. Seller makes no representations concerning such laws and regulations.

KNAPP
PROPERTIES

JSC