



# Stanton, Iowa

Committed to welcoming friends  
– both new and old.



Stanton Child Resource Center

*We invite you to experience Stanton  
for a day, a week or a lifetime!*







# Welcome To Stanton!

We are a community that cares for one another and comfort is part of our essence. Stanton is not just something to see but something to feel. Whether watching the Vikings on a fall Friday night, or rallying together to help those in need, Stanton offers a true sense of community where our neighbors are our family and our handshake is our promise. Our way of life is simply refreshing. We invite you to stay for a day, a week, or a lifetime and experience Stanton for yourself.

## Health Services

Stanton offers a local ambulance service and care center. Just seven miles away Red Oak offers Montgomery County Memorial Hospital plus clinics, pharmacy's, massage therapists, chiropractic clinics, dentists and optometry.

## Religious Organizations

The Stanton religious communities, are as open as our surrounding fields, and as caring as a grandmother. Stanton is home to two churches and church-affiliated groups of all ages. Stanton churches really work together to provide a better quality of life for all of Stanton.

## Education & Child Care

### Stanton Community School District

The Stanton Community School District, in partnership with parents and community, is dedicated to providing the highest standard of education to ensure that all students acquire the knowledge necessary to learn, grow, and succeed.

### Community Colleges

Stanton is centrally located between three community colleges providing enhanced opportunities for secondary learning and includes Iowa Western Community College (Council Bluffs) and Southwestern Community College (Red Oak, Creston).

### Child Care

The Stanton Child Resource Center is our full time service child care center.

## Business Community

Stanton businesses are cornerstone institutions serving the needs of the local community and surrounding area some reaching national and internationally.

## Important Contacts

### City Hall

310 Broad Avenue  
712-829-2212

### City of Stanton

415 Broad Avenue  
712-829-7340 or 641-464-8930

### Farmers Mutual Telephone Company

410 Broad Avenue  
712-829-2111  
www.myfmtc.com

### Southwest Iowa Rural Electric Cooperative

415 Broad Avenue  
888-220-4869  
www.swiarec.coop

### Mid-American Energy Company

311 Alix Street, Red Oak  
888-427-5632  
www.midamericanenergy.com

### Good Shepherd Christian Preschool

501 Elliott Street  
712-829-2421  
www.stantonvikingcenter.com/good-shepherd-preschool

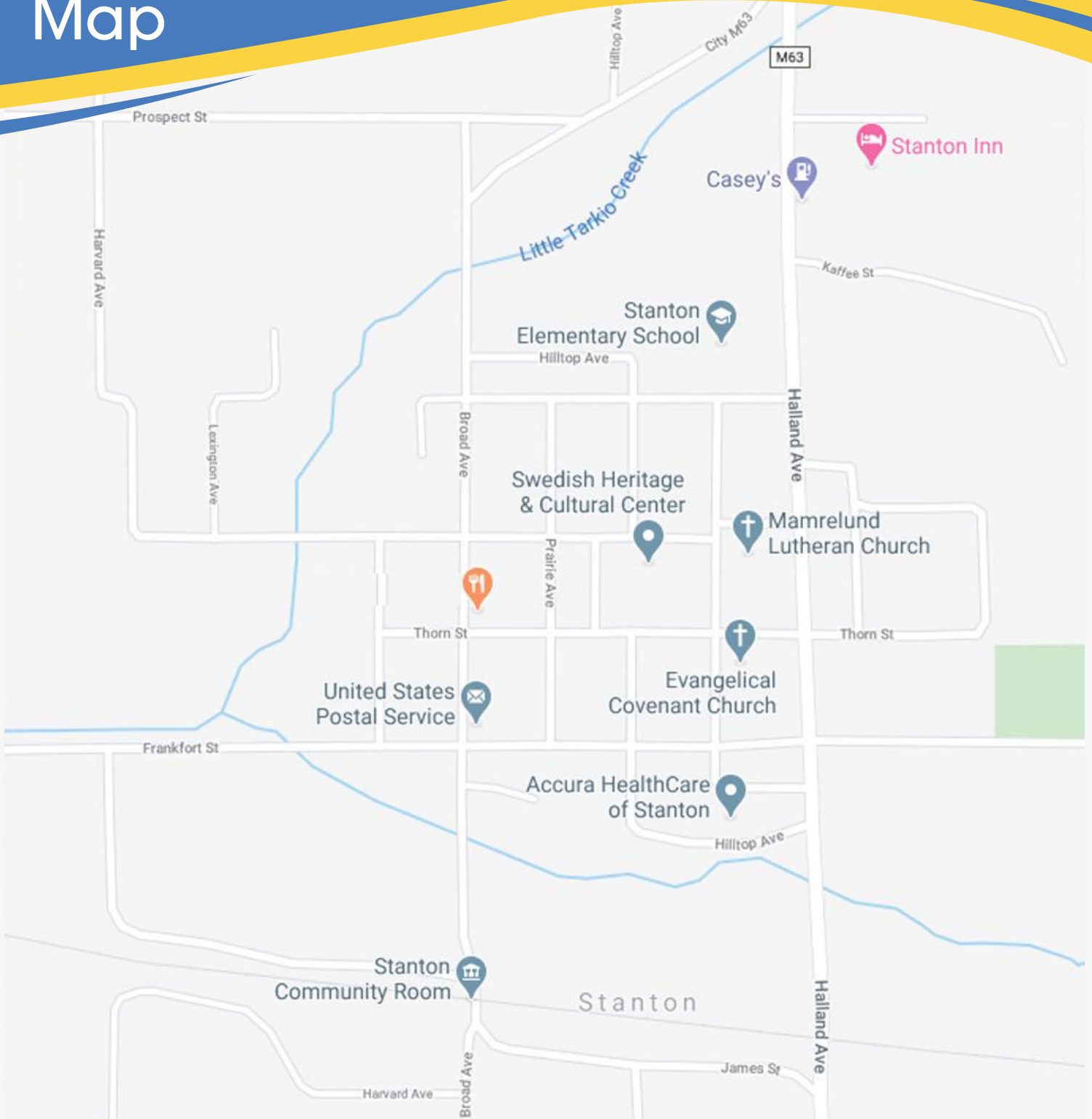
### Stanton Child Resource Center

622 N. Halland Avenue  
712-829-2801  
www.scrckids.com

### Stanton Community School

605 Elliott Street  
Elementary: 712-829-2171  
Middle & High School: 712-829-2162  
www.stantonschools.com

# Stanton City Map



## Notes

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## Viking Center

### Who We Are

The Stanton Viking Center is a non-profit wellness center that has a gymnasium, fitness center, locker rooms, a walking track, library, and preschool. Additionally, the Viking Center has a storm shelter/community room which is constructed to FEMA 361 guidance to withstand 250 MPH winds. At the Viking Center, we are dedicated to serving our community by promoting health and wellness amenities.

### What We Offer

The Viking Center is proud to offer a spacious fitness center, indoor walking track, regulation size basketball court, various cardio equipment, weightlifting machines, free weights, and a locker room in the wellness area.

With a capacity of 90 people, the Viking Room is our multi-purpose room that provides space for many different occasions that would include parties, family gatherings, meetings, classes, and wellness events, to name a few.

## Restaurants

### Fika House

313 Broad Ave., Stanton, IA  
(712) 890-9971

### Gibbs Chophouse

317 Broad Ave., Stanton, IA  
(712) 829-2103

## Event Center

### “OLY” The Old Lumber Yard Events Center

227 Thorn St., Stanton, IA  
(712) 829-7350

## History

### Swedish Heritage and Cultural Center

410 Hilltop Ave., Stanton, IA  
(712) 829-8240

## Parks

### Anderson Park

Anderson Park, where the high school Vikings play baseball and a multitude of organizations and families have picnics, began as a gift from Stanton merchant J.S. Anderson in the very early 1900s. He was one of the very earliest settlers.

### Danny Anderson Baseball Field

Danny Anderson’s youthful spirit was fueled by a rare talent. He was an athlete who could throw a baseball with velocity, movement and control. He was a pitching wizard when he entered high school, starting on the school squad and, at 15, was a starter on a talented town team. Major league scouts came to watch. He was a baseball wonder in a town that couldn’t get enough baseball.

### Alamosa Park

This little area just north of the high school softball field is a beautiful place to gather under the trees and along the walking trail. There are usually 3-5 picnic tables and a grill available for use.

## Trail

### Stanton Greenbelt Trail

The beautiful walking trail is approximately 1.8 miles along the floodplain areas of the Tarkio River from north of the city, around the west side of the city to Anderson Park.

The trail includes a reclaimed Bailey Bridge structure over the Tarkio River tributary at Anderson Park.

The final phase of the trail system will loop the eastern edge of the city, various trail access points, and trail lighting.

## For More Information

City of Stanton  
Community Development Director  
jramsey@fmtcnet.com  
(712) 829-7340

www.**StantonIowa**.com



## Viking Lake State Park

Viking Lake is one of the most popular state parks in southwest Iowa due to its accessibility and variety of recreational opportunities.

A large portion of the 1,000 acre park has been left in its natural state and has an abundance of wild flowers, plants and wildlife. It is not uncommon to see beavers, turkeys, muskrats, ducks, shore birds and white-tailed deer. Many of the park's hills and valleys were once campsites of Native American tribes and artifacts were uncovered when the dam was being constructed. After a long day of enjoying nature, head to the concession/restaurant located near the beach. This modern facility overlooks the lake so you can enjoy great cuisine and inspiring lake views.

### Picnicking / Shelters

There are three shelters that may be reserved online through the park reservation system. The Lower Picnic Shelter has a kitchenette. A long sweep of shady, grassy hillside extends down to the water's edge forming a beautiful picnic area where the Beach Point Shelter is located. The upper road also goes to the Upper Picnic Shelter and overlook with an excellent view of the lake.

### Camping

The Viking Lake campground is one of the most popular in southwest Iowa. The spacious, shady campground is located on the lakeshore. There are 120 campsites (94 with electrical hookups, 22 full service, 9 buddy sites, and 26 non-electrical), modern restrooms and showers, and a sanitary dump station. A playground is located in the campground. Advance campsite reservations can be made online through the park reservation system. Half of the campsites are available on a first-come, first-serve basis.

### Trails and Bur Oak Trail

Hiking trails totaling six miles provide visitors an excellent look at the park's natural features. The Bur Oak Nature Trail and its accompanying booklet provide insight on many of the important shrubs, plants and trees found at Viking Lake. The one mile trail takes about one hour to walk. In winter, snowmobiles may be operated on designated trails.

### Lake Activities (swimming, boating, fishing)

The 137 acre lake was constructed in 1957 and is 44 feet at its deepest point with many bays and projecting points on its four and one-half mile shoreline. Viking Lake is stocked with crappies, bluegills, bass, bullheads and catfish. A sandy beach is located on the west shore with unsupervised swimming.

A concrete boat ramp is nearby and a docking area is a short distance away in a well-protected cove. Rental spaces are available on an annual reservation basis. Any size boat motors may be used on Viking Lake provided they are operated at "no wake" speeds.

2780 Viking Lake Road, Stanton, IA • (712) 829-2235

### RESERVATIONS

Reserve A Campsite Or Shelter  
1-877-Iaparks (427-2757)

### For More Information

City of Stanton  
Community Development Director  
jramsey@fmtcnet.com  
(712) 829-7340

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## Amenities

- 3 City Parks with Playground and Greenbelt Walking/Bicycle Trail
- 5-Star Stanton Child Resource Center
- 5-Star Good Shepherd Christian Preschool
- Quality K-12 Stanton Community Schools with High Test Scores, Effective Teachers and Modern Technology
- Low Tax Rates & Low Cost of Living
- Family-Friendly
- Building Lots for Sale
- Business-Friendly

## Residential Building Construction Benefits (Benefits are subject to change)

- No charge for a building permit
- No charge for water services to the stop box
- No charge to have sewer main available for hookup
- No charge for material or labor to bring the electric service to the meter
- No charge for electricity during construction
- Electrical rebates through City of Stanton
- 100% exemption on taxation up to \$75,000 on actual value added by eligible improvements. The exemption is for a period of five years.
- Farmers Mutual Telephone Company Gig-Certified Fiber (includes phone, Internet, and TV)
- \*\$1,000 in free services for any new structure built that requires new fiber optic connection

## For More Information

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Community Development Director  
jramsey@fmtcnet.com  
(712) 829-7340

www.**StantonIowa**.com

Lots  
Available



# VALHALLA HILLS

## STANTON, IOWA

A place to call home

712-370-0088 • 712-621-2441

By the park is a 36-lot residential subdivision,  
located just south of Hwy 34.

Close Proximity To 3 mile Paved Walking Trail

### Valhalla Hills AMENITIES

#### Utilities available include:

- Water
- Sewer
- Electric
- Fiber-optic available through Farmers Mutual Telephone Company

#### Close to:

- Stanton Community Schools (K-12)
- Viking Lake
- Close Proximity to Council Bluffs/Omaha Metro

#### Embrace Swedish Heritage:

- Swedish Water Tower & Coffee Cup
- Swedish Heritage & Cultural Center

#### Local Centers:

- 5-Star Stanton Child Resource Center
- Stanton Viking Center

Price	Location
\$13,000	#3 Storgatan
\$13,000	#4 Storgatan
\$13,000	#5 Storgatan
\$13,000	#20 Storgatan
\$13,000	#21 Storgatan
<del>\$16,000</del>	<del>#18 Kaffee Vagan</del>
<del>\$16,000</del>	<del>#19 Storgatan</del>
\$16,000	#6 Storgatan
\$16,000	#7 Storgatan
\$16,000	#8 Storgatan
\$16,000	#23 Storgatan
\$16,000	#24 Storgatan
\$19,500	#9 Storgatan
\$19,500	#10 Storgatan
\$19,500	#11 Bloomaberg
<del>\$19,500</del>	<del>#12 Bloomaberg</del>
<del>\$19,500</del>	<del>#13 Bloomaberg</del>
<del>\$19,500</del>	<del>#14 Bloomaberg</del>
<del>\$19,500</del>	<del>#15 Rosvagan</del>
<del>\$19,500</del>	<del>#16 Rosvagan</del>
<del>\$19,500</del>	<del>#17 Kaffee Vagan</del>
\$21,000	#2 Storgatan

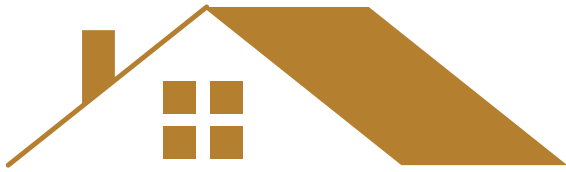
### For More Information

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# Lots Available



## TARKIO TERRACE

### ADDITIONS

**CONTACT**  
Mark Focht 712-621-7448

- Lot sizes vary from 9,000ft to over 27,000ft with a large green space down by the Tarkio Creek
- Potential for walkout basements
- Great view of the north side of Stanton
- Close Proximity To 3 mile Paved Walking Trail



### FOCHT AMENITIES

#### Utilities available include:

- Water
- Sewer
- Electric
- Fiber-optic available through Farmers Mutual Telephone Company

#### Close to:

- Stanton Community Schools (K-12)
- Viking Lake
- Close Proximity to Council Bluffs/Omaha Metro

#### Embrace Swedish Heritage:

- Swedish Water Tower & Coffee Cup
- Swedish Heritage & Cultural Center

#### Local Centers:

- 5-Star Stanton Child Resource Center
- Stanton Viking Center

### For More Information

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# General Contractors

The following is a list of general contractors willing to provide full build and new construction services in Stanton.

## CONSTRUCTION

DeKay Construction	Stanton	712-370-5606
Koehn Construction	Stanton	662-361-4960
McCunn Construction	Stanton	712-789-0326
Martin Construction	Stanton	712-621-6552
Southwest Iowa Construction	Stanton	662-361-4960
Vorlun Construction	Stanton	712-370-6833
Building Crafts, Inc	Red Oak	712-623-4032
Grand Construction	Red Oak	712-623-4043
Rengstorf Carpentry	Red Oak	712-242-6600
Ron's Construction	Red Oak	712-623-3396
Rod Johnson Construction	Red Oak	712-621-4786
Sellers Construction LLC	Red Oak	712-623-3638
Valentin Construction	Red Oak	712-623-5958
Vial Construction	Red Oak	712-370-7218
Terry Currin Construction	Villisca	712-542-6847

## ELECTRICAL

Bruning Electric	Stanton	712-370-2220
Peterson Electric	Stanton	712-621-6318
Haley Electric	Red Oak	712-623-9564
K2 Electric	Red Oak	402-915-1571
O'Neal Electric	Red Oak	712-623-3764
Smith Electric	Red Oak	712-621-6839
Vanhouten Electric	Red Oak	712-623-2358

## PLUMBING

Rex's Plumbing & Heating	Stanton	712-621-0613
Rogers Plumbing & Heating	Red Oak	712-623-2895
R&R Plumbing	Red Oak	712-623-2425
Clark Plumbing & Construction, LLC	Villisca	712-621-3486

## HEATING & COOLING

John's Heating & AC Services	Stanton	712-829-2280
Allensworth Heating & Cooling	Red Oak	712-623-3191
Jones Mechanical	Red Oak	712-623-5558

## CONCRETE

Magneson Mowing & Snow Removal	Stanton	712-370-5764
Healthy Turf	Red Oak	712-623-5521
Orme Outdoor	Red Oak	712-621-6763
Gettler Construction	Stanton	712-621-1911
Mace Construction	Stanton	712-355-3525
Echternach Construction	Red Oak	712-623-4723
Reds Masonary	Villisca	712-303-7077

## REAL ESTATE

Midwest Ag Services	Stanton	712-789-9932
Bergren Real Estate	Griswold	712-778-2242
Pelzer Real Estate Group	Griswold	712-789-0936
Ruby Realty	Red Oak	712-621-1818
United Group NP Dodge Real Estate	Red Oak	712-370-3075
Your Real Estate Choice	Red Oak	712-623-9310

## MISC

Avis Painting	Red Oak	712-310-1633
Brower Home Improvement	Red Oak	712-370-7503
Donnie Linquist Roofing	Red Oak	712-621-3086
Griffen Interiors	Red Oak	515-450-8843
Harris Painting	Red Oak	712-215-0848
Heartland Foam InSEALators	Red Oak	712-623-4515
Jean Friesen Painting	Red Oak	402-297-3476
Mark Snyder Roofing	Red Oak	712-621-2764
Red Oak Glass	Red Oak	712-623-5481
Red Oak Do It Center	Red Oak	712-623-5121
United Farmers Coop	Red Oak	712-623-5453

## For More Information

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# Financing Opportunities

Program	Provider	Origin	Loan/Grant	Interest Rate	Income Restriction	Terms	Maximum Subsidy	Notes
<b>Southwest Iowa Housing Trust Fund</b>			Forgivable Loan					Assists potential homebuyers of new and existing housing with down payment assistance. Contact SWIPCO Housing department at 712-243-4196.
<b>FHLB First Time Home Buyer</b>	FHLB Member Bank	FHLB	Grant	0%	80% AMI	60 month forgivable loan	\$7,500	Available through bank with FHLB membership. Go to <a href="http://www.FHLBdm.com">www.FHLBdm.com</a> participating lender.
<b>USDA-Conventional Guaranteed Loan Program</b>	USDA	Federal	Loan	Negotiated between applicant & lender	Cannot exceed 115% of MHI	30 year	NA	No Down payment 100% financing, no PMI. Assists low to moderate income applicant. USDA provides a loan note guarantee to approved lenders. Upfront guarantee fee = 1% + technology fee = \$25 * annual fee = 0.35% UPB <a href="http://www.usdaloans.com">www.usdaloans.com</a>

## For More Information

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 (712) 829-7340

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# Financing Opportunities

Program	Provider	Origin	Loan/Grant	Interest Rate	Income Restriction	Terms	Maximum Subsidy	Notes
<b>USDA - 502 Direct</b>	USDA	Federal	Subsidized loans	2.5%, but is updated monthly. Fixed	Income below 80% of MHI	33 years, can be extended to 38 years for VL income applicants who qualify (adjusted income cannot exceed 60% of applicable median income)	Determined by the household's adjusted income	No down payment typically required, 100% financing, no PMI, max loan amount of \$336,500. Assists low to very low income applicants. No fees. See more at <a href="http://www.usda.com">www.usda.com</a>
<b>Conventional Financing</b>	FHLB Member Bank			Varies				First Interstate Bank in Stanton
<b>FHA</b>	Banks/Credits Unions		Loan	Varies	None	Varies	Varies	See requirements at <a href="http://www.fha.com">www.fha.com</a>
<b>IFA participating lender</b>	Federal	Federal	Grant/Loan	Varies	80% AMI	Varies	Varies	homebuyer, \$2,500 Grant or up to \$5,000 as a 2nd loan. Go to <a href="http://www.iowafinance.com/">www.iowafinance.com/</a> find-a-program to learn more about Home buyer programs available through Iowa Finance Authority.

## For More Information

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 Community Development Director  
[jamsey@fmtcnet.com](mailto:jamsey@fmtcnet.com)  
 (712) 829-7340

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# Technology Park



The Stanton Technology Park is located in a prime location at entrance to Stanton on the north side of the community. The location on Highway 34 offers easy access within approximately 40 miles to Interstate 29 and 80. The 22-acre park can be developed in whole, or subdivided to meet the developer's needs.

## COMMERCIAL CONSTRUCTION BUILDING BENEFITS:

- No charge for a building permit

## TELECOMMUNICATIONS

- Farmers Mutual Telephone Company Gig-Certified Fiber (includes phone, internet, and TV) \*\$1,000 in free services for any new structure built that requires new fiber optic connection

## ELECTRICITY

- Southwest Iowa Rural Electric Cooperative (REC) is a member-owned electric distribution cooperative serving in Adair, Adams, Cass, Decatur, Fremont, Mills, Montgomery, Page, Ringgold, Taylor and Union counties in Iowa. Southwest Iowa REC will provide electrical power to the site and the businesses that locate there.
- Because of the special requirements for various commercial members, each application will be reviewed to determine if a contribution in aid of construction or an advance for construction costs is required.
- Southwest Iowa REC also offers rebates and other incentives to its members.

## WATER

- The City of Stanton Water Department will provide the parts and labor to provide water service from the main to the stop box. A temporary spigot will be provided by the City of Stanton at the stop box for water during construction, if needed. The stop box location will be determined by the City of Stanton Water Department.
- The water line will be made of copper from the main to the stop box (provided by the City) and from the stop box to the meter (labor and parts provided by the home/business owner by a licensed plumber). The City will provide the meter valves, meter, meters spuds and other necessary connections for the meter.
- Street cut, road compaction and street repair for water service provided by the City of Stanton Water Department.

## SEWER

- Sewer connection to the sewer main to be made by a licensed plumber under the supervision of the City of Stanton Sewer Department. Parts and labor provided by the home/business owner.
- Street cut, road compaction and street repair for sewer provided by the City of Stanton Sewer Department.



## For More Information

City of Stanton  
Community Development Director  
jramsey@fmtcnet.com  
(712) 829-7340

# Technology Park



## THE STANTON TECHNOLOGY PARK

This 22-acre park, located on the north side of Stanton offers easy access to Highway 34. The technology park will be served with robust, reliable and redundant fiber optic symmetrical broadband service through Farmers Mutual Telephone Company (FMTC), which will accommodate businesses heavily reliant on technology and connectivity.

FMTC is a locally owned Independent and NTCA certified Gigabit Internet provider of fiber optic Internet, phone and TV service in Adams, Montgomery, Page, and Taylor Counties with a Fiber-to-the-home network. Stanton is one of their NTCA certified Smart Rural Communities.

Companies and industry are attracted to smart communities because they can leverage smart applications to operate their businesses more efficiently and more profitably. Additionally, smart communities attract smart talent, giving companies a better workforce to recruit and engage.

FMTC provides a robust, reliable and redundant "Connection to the World" from their local fiber network connected directly to 3 POP locations on the Aureon state-wide fiber network. FMTC also partners with Midwest Fiber Network to provide a 200 Gb redundant ethernet transport network connected to Aureon.



## STANTON, IOWA

Stanton is a progressive community rich in history, positive family values, and active community member involvement. Stanton offers affordable housing, an accredited and well-respected K-12 school district, and 5-Star Rated daycare services. Recreational opportunities include beautiful parks, athletic fields and a 3-mile Greenbelt Trail through town. Viking Lake State Park is only two miles away, and offers camping, boating, and fishing.

## For More Information

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