

MIDWEST LAND GROUP PRESENTS

25 ACRES IN

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# BOONE COUNTY IOWA



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# 25.19 ACRES WITH DEVELOPMENT AND BUILDING POTENTIAL IN OGDEN, IOWA

A great economic and development opportunity awaits in this beautiful and welcoming growing central Iowa community. Located in Boone County, 25 miles from Ames and 45 miles from Des Moines, lies this 25 +/- acres within the city limits of Ogden. Ogden residents can easily travel to big city amenities and come home to a small town where neighbors are friends. Ogden, Iowa is blessed with many scenic recreational opportunities. In town, area residents enjoy city parks with a bandstand, shelters, children's play equipment, and basketball courts. Outside of town, area residents can enjoy a beautiful lake, modern campgrounds, and a challenging golf course at Don Williams Recreation Area. The city of Ogden provides modern services too, with an attractive city hall, a well-equipped fire department, and a well-appointed library. Thanks to local officials and the state of Iowa, a brand new

8,000-square-foot Fareway grocery store is opening this fall! Ogden has a very successful K-12 school system housed in two separate facilities. Ogden Community School District - Ogden Elementary, Ogden Middle School, Ogden Senior High School. The Bulldogs compete in the West Central Activities Conference in cross country, volleyball, basketball, wrestling, football, track and field, golf, baseball, and softball. Students can participate in soccer and swimming through a cooperative agreement with a local school district.

Investors and developers, this is a great opportunity to help grow an already expanding central Iowa town. The city is welcoming and eager to work together to help grow this beautiful community. Contact Sean Stewart with questions and details at (515) 401-2281.





# PROPERTY FEATURES

PRICE: **\$687,500** | COUNTY: **BOONE** | STATE: **IOWA** | ACRES: **25.19**

- 25 +/- acres within the city limits of Ogden
- Boone County, IA
- 25 miles to Ames
- 45 miles from Des Moines
- Ogden seeks the opportunities to grow, prosper, and move forward
- New 8,000 sq. ft. Fareway grocery store to open this fall
- Very successful K-12 school system
- Vital business district
- Many scenic recreational opportunities
- Great access to Highway 169 and Highway 30
- Currently zoned ag





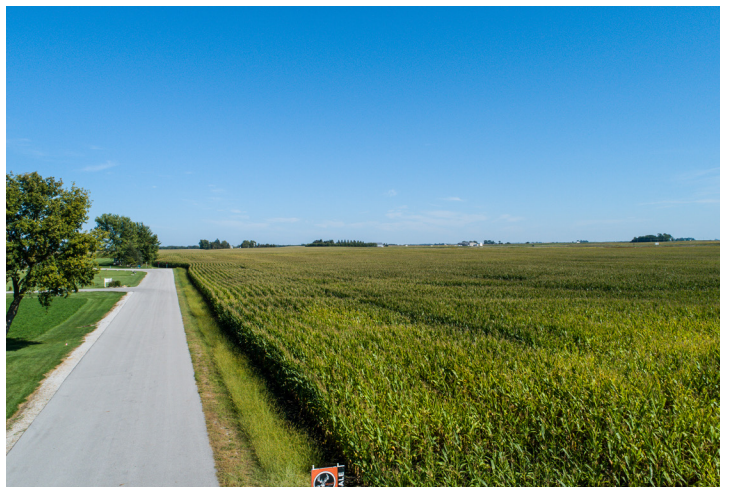
25 +/- ACRES

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GREAT ACCESS

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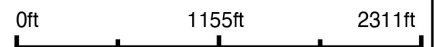




# OVERVIEW MAP



Map Center: 42° 1' 59.49, -94° 1' 13.52



**5-83N-27W**  
**Boone County**  
**Iowa**



9/16/2022

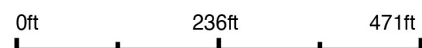


# AERIAL MAP



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Map Center: 42° 1' 59.49, -94° 1' 14.26



**5-83N-27W**  
**Boone County**  
**Iowa**



9/16/2022

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# TOPOGRAPHY MAP



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Source: USGS 3 meter dem

Interval(ft): 2.0

Min: 1,082.4

Max: 1,092.6

Range: 10.2

Average: 1,085.3

Standard Deviation: 2 ft



9/16/2022

**5-83N-27W**  
**Boone County**  
**Iowa**

Map Center: 42° 1' 59.49, -94° 1' 14.26

Maps Provided By:



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# AGENT CONTACT

Sean Stewart's family has owned Iowa farmland dating back more than one hundred years. Sean grew up in central Iowa, but spent many weekends on his family's property near Gray, a small town in western Iowa, where his friends introduced him to hunting in his early teens. He understands well the role land plays in a family's legacy and in a hunter's love of sport. To this day, you'll find him and his friends getting together to hunt upland game, turkey and whitetail deer. Sean has taken a number of Pope and Young whitetails, and he recently had the honor of helping his son get his first turkey. Not only is Sean a member of Iowa Bowhunters Association, Mid Iowa Archers and a QDMA Deer Steward Level 1, but also, he is an avid archer who enjoys crafting his own arrows and meticulously tuning his bows to perfection.

"It's the bond that land builds between yourself, family, and friends that led me to becoming a land agent with Midwest Land Group. I know how much our farms meant to my family and friends, and I can't imagine a better career than to be working with people who respect and honor land like we do," explains Sean. His passion for land and his business background make Sean easy to relate to and rely on when you're buying or selling property in Iowa.

After school, Sean joined a Fortune 500 company as a retail manager. During his nearly 14-year career there, he managed \$80 million in annual sales, supervised more than 400 employees and helped implement numerous strategies to improve efficiency. The company transferred Sean to five different stores across Iowa. He took full advantage of exploring the farm and hunting land in each new location, which you'll appreciate if you're looking for specific land features in southern Iowa. You'll see his work ethic, dedication to customer service, and eye for detail carry over to how he helps his clients buy or sell land. Count on Sean to get the job done right. Give him a call.



**SEAN STEWART,**  
LAND AGENT  
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**MidwestLandGroup.com**

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