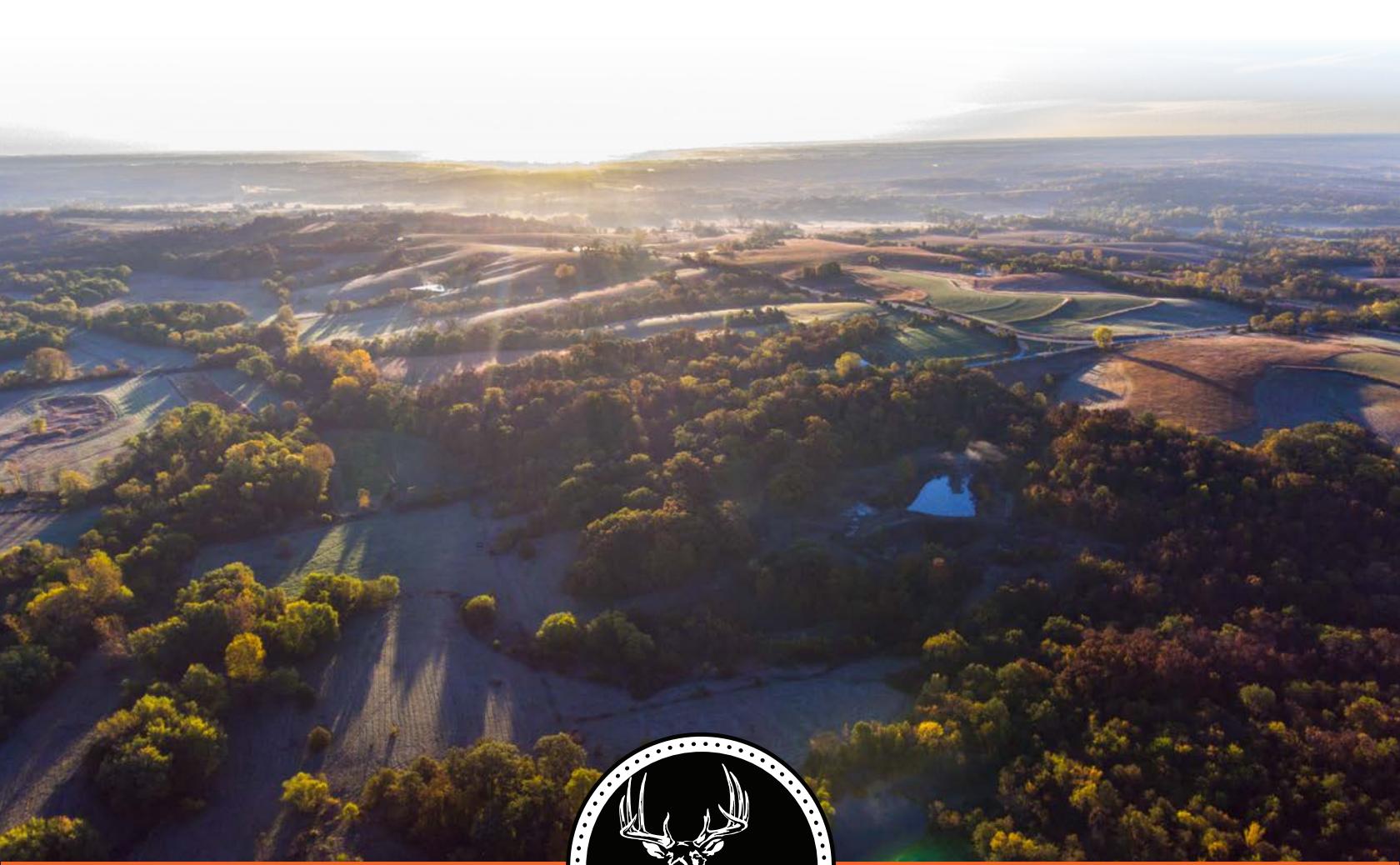


MIDWEST LAND GROUP PRESENTS

58 ACRES IN

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# MONROE COUNTY IOWA



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# 58-ACRE BUILDABLE RECREATIONAL PARADISE MINUTES FROM STEPHENS STATE FOREST

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Nestled at the convergence of Monroe, Marion, and Lucas County, between Chariton and Knoxville, this expansive 58-acre property is a hunter's dream and an outdoor enthusiast's haven. With two ponds, diverse terrain, and the potential for livestock, or a unique hobby farm, this is a great opportunity to own a piece of beautiful southern Iowa. Made up of rolling hills, timber, and open meadows, the combination opens the doors for about anything you can imagine. Situated on a dead-end road and surrounded by timber, the privacy will make you feel like you are in your own world.

With great access from the east, this property has a rich history of providing exceptional hunting over the years. There are many prime locations for setting up food plots and tower blinds to enhance the already dynamite set-up. Two serene ponds enhance the property's charm, providing not only a peaceful backdrop but also a

reliable water source for your animals and the wildlife on the property.

Water and power are available on the road, giving you the opportunity to build your custom home perched overlooking the valley. You will appreciate the proximity to Stephens State Forest, a natural treasure offering hiking, horseback riding, and additional hunting opportunities.

Smaller, high-quality tracts like this don't hit the market often. Don't miss the chance to own this exceptional 58-acre property that offers a balance of natural beauty, recreational opportunities, and the potential for a dream home. It's an excellent investment for anyone looking for a tranquil, rural lifestyle with access to the best that nature has to offer.





# PROPERTY FEATURES

PRICE: **\$399,000** | COUNTY: **MONROE** | STATE: **IOWA** | ACRES: **58**

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- Water and power on the road
- Gates and fencing for livestock
- Open pasture ground
- 2 picturesque ponds
- Rich hunting history
- Great food plot and blind locations
- Seclusion and privacy
- Mature hardwood timber
- Less than a mile from Stephens State Forest
- Less than an hour to Des Moines

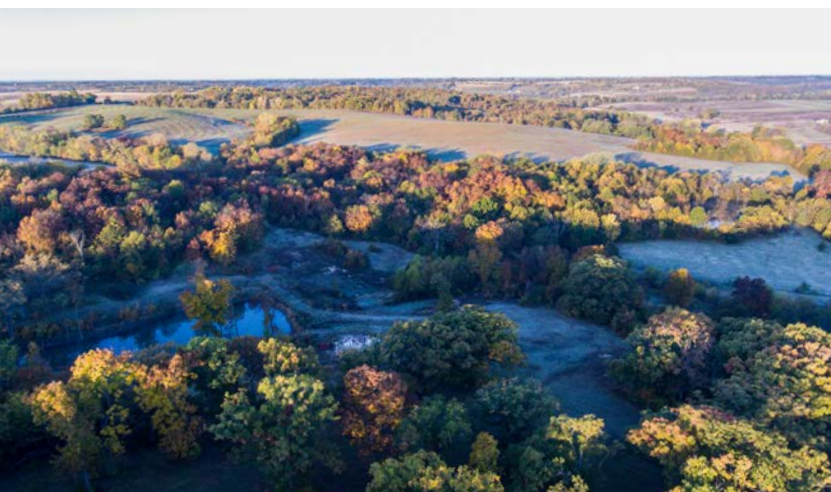




# 58 +/- ACRES

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This expansive 58-acre property is a hunter's dream and an outdoor enthusiast's haven. With two ponds, diverse terrain, and the potential for livestock, or a unique hobby farm, this is a great opportunity to own a piece of beautiful southern Iowa.





# GATES AND FENCING FOR LIVESTOCK

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## 2 PICTURESQUE PONDS

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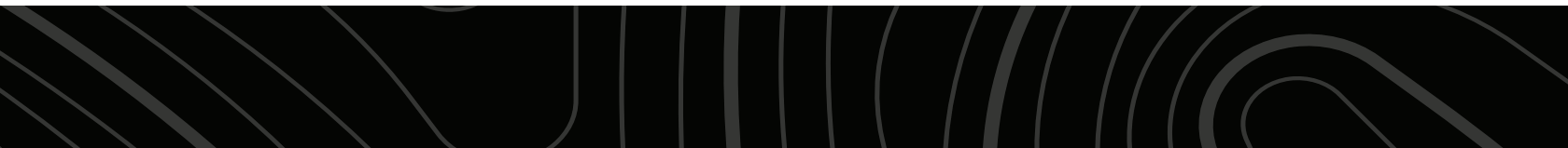
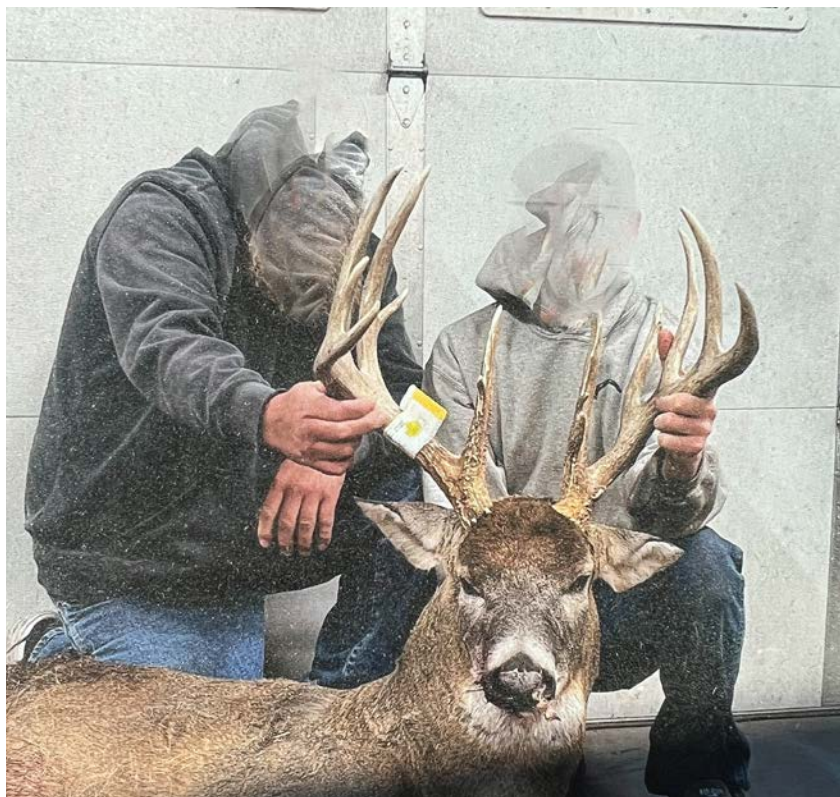
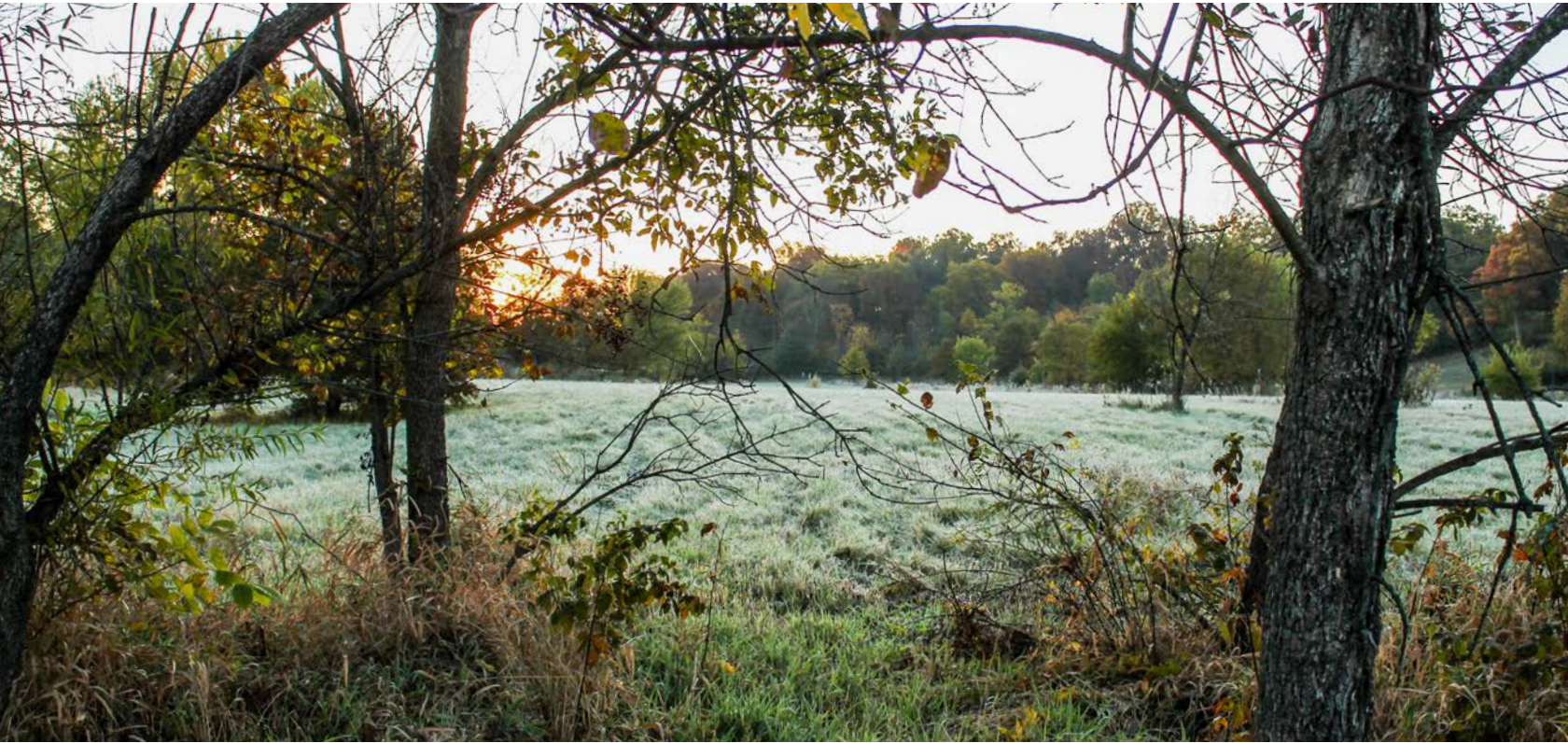




# RICH HUNTING HISTORY

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With great access from the east, this property has a rich history of providing exceptional hunting over the years. There are many prime locations for setting up food plots and tower blinds to enhance the already dynamite set-up.





# SECLUSION AND PRIVACY

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Made up of rolling hills, timber, and open meadows, the combination opens the doors for about anything you can imagine. Situated on a dead-end road and surrounded by timber, the privacy will make you feel like you are in your own world.





# AERIAL MAP



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Boundary Center: 41° 9' 10.62, -93° 5' 40.33

0ft 570ft 1140ft



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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**6-73N-19W**  
**Monroe County**  
**Iowa**



10/10/2023



Low Elevation High

Source: USGS 3 meter dem  
Interval(ft): 3  
Min: 763.2  
Max: 867.6  
Range: 104.4  
Average: 802.3  
Standard Deviation: 26.12 ft

0ft 399ft 798ft

6-73N-19W  
Monroe County  
Iowa

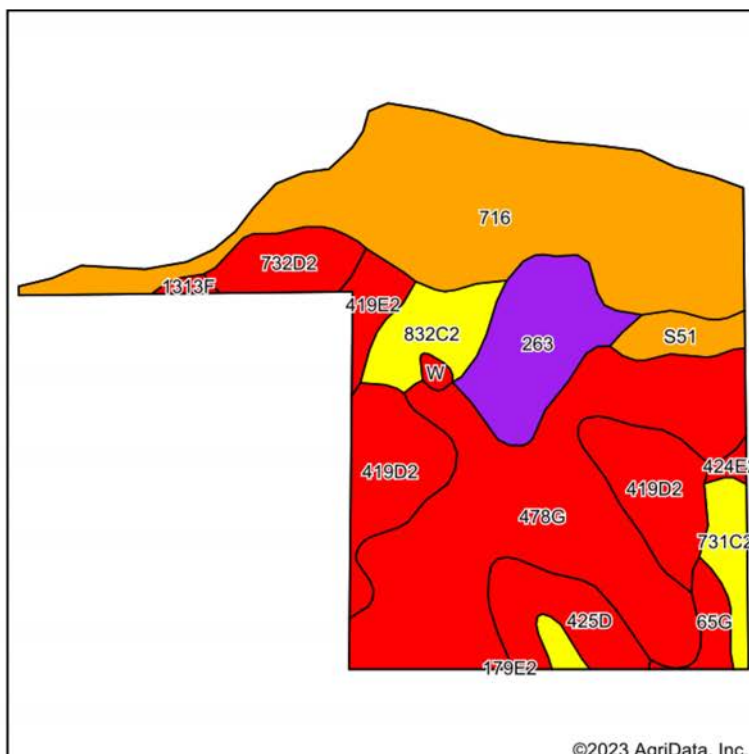
10/10/2023

Boundary Center: 41° 9' 10.62, -93° 5' 40.33

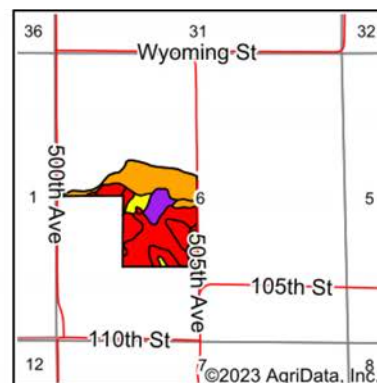
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# SOIL MAP



Soils data provided by USDA and NRCS.



State: **Iowa**  
County: **Monroe**  
Location: **6-73N-19W**  
Township: **Cedar**  
Acres: **58**  
Date: **10/10/2023**



Maps Provided By:  
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Area Symbol: IA135, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
716	Lawson-Quiver-Nodaway complex, 0 to 2 percent slopes, occasionally flooded	17.20	29.7%		IIw	80.0	23.2	78		88	79	86
478G	Munterville-Rock outcrop complex, 14 to 40 percent slopes	16.72	28.8%		VIIe	80.0	23.2	5	5	13	13	6
419D2	Vanmeter silty clay loam, 9 to 14 percent slopes, moderately eroded	6.47	11.2%		Vle	80.0	23.2	5	15	38	38	30
263	Okaw silt loam, heavy till, 0 to 2 percent slopes, rarely flooded	4.56	7.9%		IIIw	185.6	53.8	52	53	65	65	54
425D	Keswick loam, 9 to 14 percent slopes	2.80	4.8%		IVe	88.0	25.5	8	16	60	60	44
832C2	Weller silty clay loam, terrace, 5 to 9 percent slopes, moderately eroded	2.40	4.1%		IVe	80.0	23.2	61	40	84	84	69
732D2	Weller silty clay loam, 9 to 14 percent slopes, moderately eroded	2.04	3.5%		IVe	80.0	23.2	34	28	78	78	63
731C2	Pershing silty clay loam, 5 to 9 percent slopes, moderately eroded	1.86	3.2%		IIIe	80.0	23.2	62	45	68	68	56
S51	Vesser silt loam, 0 to 2 percent slopes, occasionally flooded	1.27	2.2%		IIw	0.0	0.0	75		94	75	94
419E2	Vanmeter silty clay loam, 14 to 18 percent slopes, moderately eroded	1.12	1.9%		VIIe	80.0	23.2	5	5	36	36	28
65G	Lindley loam, 18 to 40 percent slopes	0.89	1.5%		VIIe	96.0	27.8	6	5	21	21	12
424E2	Lindley-Keswick loams, 14 to 18 percent slopes, moderately eroded	0.25	0.4%		Vle	108.8	31.6	24	5	58	58	45
W	Water	0.21	0.4%			0.0	0.0	0	0			
1313F	Munterville silt loam, 18 to 25 percent slopes	0.21	0.4%		VIIe	80.0	23.2	11		49	49	33
Weighted Average						87	25.2	37.3	-	*n 54	*n 50.9	*n 46.9

\*\*IA has updated the CSR values for each county to CSR2.

\*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

\*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

\*n: The aggregation method is "Weighted Average using all components"

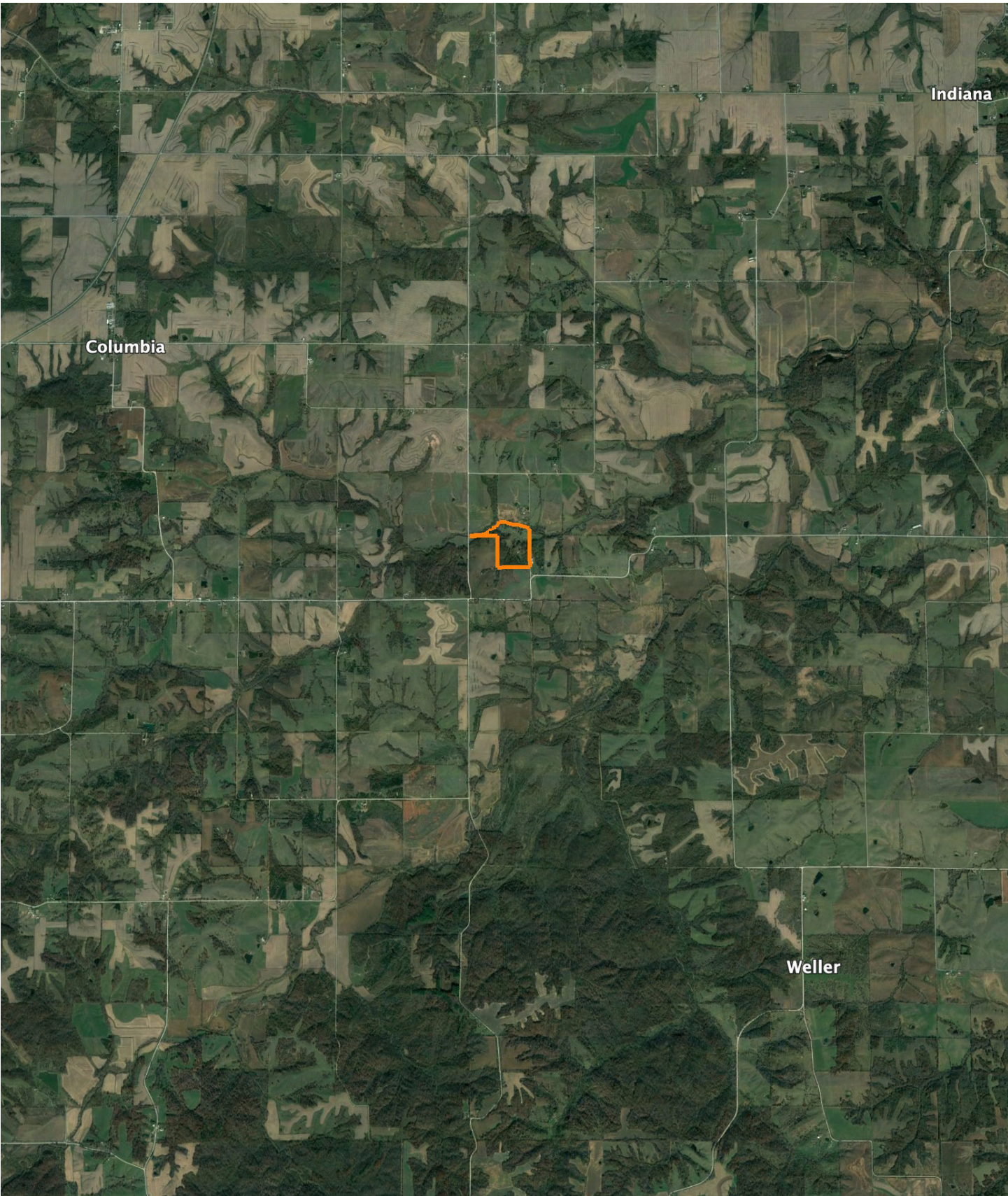
\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.



# OVERVIEW MAP





# AGENT CONTACT

Aaron Creger is a proud Iowan who understands the importance of the land to the community. He believes that the process of buying or selling land should be enjoyable and fulfilling. Aaron is a professional who also appreciates the excitement of finding the perfect piece of property or the right buyer to keep the traditions of the land alive.

Born and raised in Des Moines, Aaron attended Johnston High School and the University of Iowa, where he earned a bachelor's degree in Business Management with a Certificate of Entrepreneurship. With 20 years of experience in custom flooring and tile, Aaron has honed his skills in putting clients' interests first and seeing projects through to completion with complete satisfaction.

Aaron is also a founding member of MudbuM, an outdoor brand based in Urbandale, IA, that had a TV show about fishing and camping off the grid on both the Pursuit Channel and Sportsman Channel. He understands the importance of the outdoors to Iowa's rural community and enjoys hunting, fishing, and camping with family and friends. Some of his fondest memories are of family fishing trips to Wisconsin and Canada, as well as camping trips with his best friends.

Outside of work, Aaron is a member of the Patriotic Gentlemen of Iowa (PGI), a nonprofit that focuses on helping others in need, primarily veterans. He understands the importance of community and giving back to those who have served.

Aaron lives in Urbandale, IA, with his wife Katie, daughter Elly, and sons Colton and Crew. He looks forward to helping his fellow Iowans find the perfect piece of land to call their own.



**AARON CREGER,**

LAND AGENT

**515.705.4561**

[ACreger@MidwestLandGroup.com](mailto:ACreger@MidwestLandGroup.com)



## MidwestLandGroup.com

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