

MIDWEST LAND GROUP PRESENTS

85 ACRES IN

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# WARREN COUNTY IOWA



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



MIDWEST LAND GROUP IS HONORED TO PRESENT

# INCOME PRODUCING BUILD SITE WITH GREAT HUNTING OPPORTUNITIES

Located 12 miles south of Indianola, just a mile off of paved Highway G76 and 2 miles to Highway 69, this 85 +/- acres of high-quality Warren County farmland has so much to offer. If you have been looking for the perfect place to build your dream home but also have a place to hunt and play, don't miss out on this opportunity. The well cared for farm has 74.5 acres enrolled in three separate CRP contracts (expiring between 2024 and 2032) paying over \$17,600 a year. Tillable acres carry a 64.5 CSR2 rating and have been terraced over the years. The layout of the property sets itself up as a prime travel corridor for whitetails as well as home to a healthy pheasant and quail population. The CRP makes for perfect bedding and

cover while the neighboring land offers multiple food sources. Or plant your own food plots on the eligible fields. Squaw Creek runs along the east side of the property creating a constant water source for wildlife. Two established entrances and an exterior perimeter trail provide excellent access to the entire farm and cleared trails through the timber make for fun UTV adventures. The topography offers perfect locations to build a walkout home with beautiful views of your property and the surrounding rolling hills. Clarke Electric and Warren County Rural Water are located on 100th Ave making utilities easily accessible. Call today for more information and to schedule a tour of this beautiful farm.





# PROPERTY FEATURES

PRICE: **\$637,500** | COUNTY: **WARREN** | STATE: **IOWA** | ACRES: **85**

- Great building site
- Excellent hunting opportunities
- Over \$17,600 annual CRP income
- 2 established entrances
- Squaw Creek for year-round water source
- 1 mile off pavement
- Utilities on 100th Ave
- 12 miles to Indianola
- 27 miles to DSM Airport





# GREAT BUILDING SITE

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If you have been looking for the perfect place to build your dream home but also have a place to hunt and play, don't miss out on this opportunity.





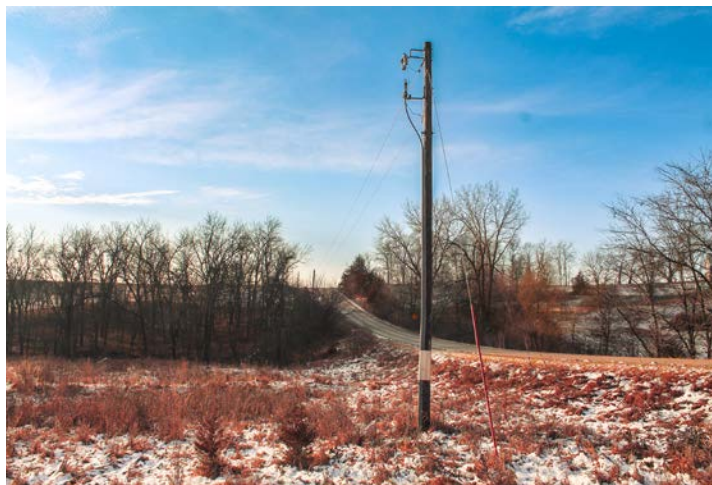
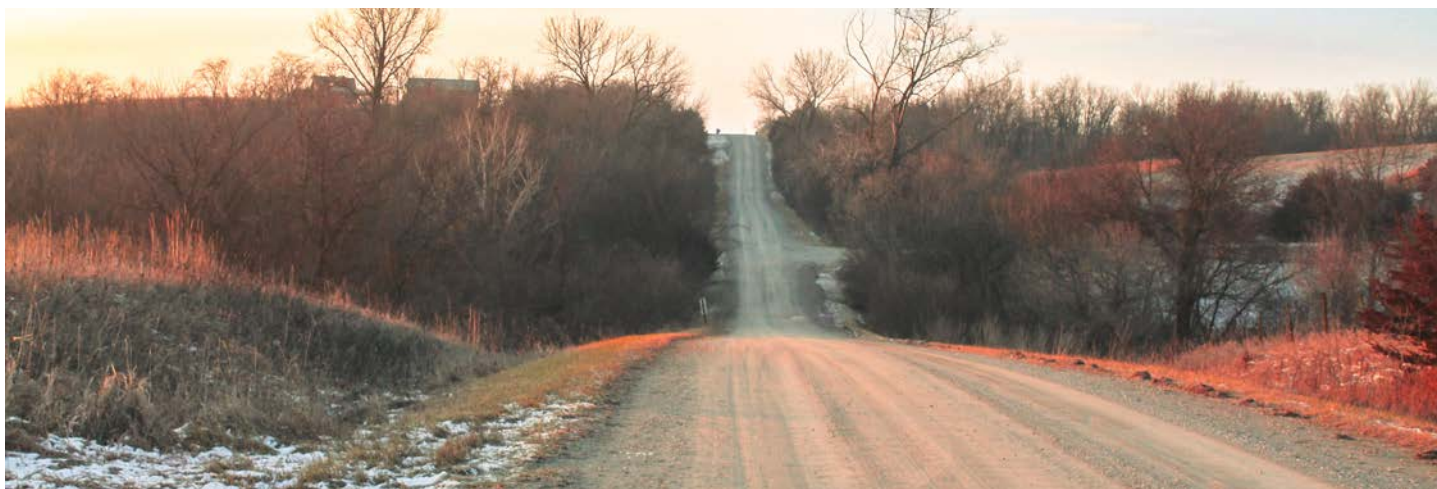
# 74.5 ACRES ENROLLED IN CRP

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# UTILITIES ON 100TH AVE

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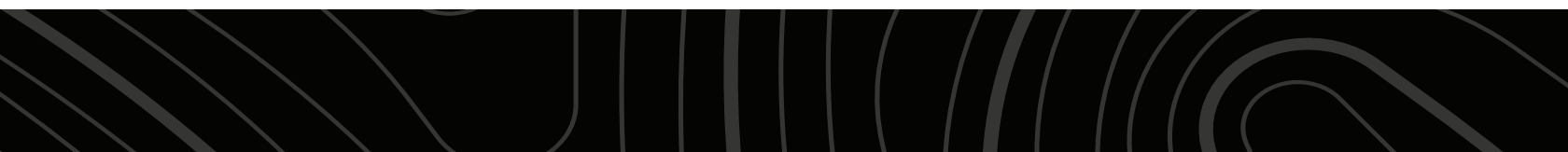
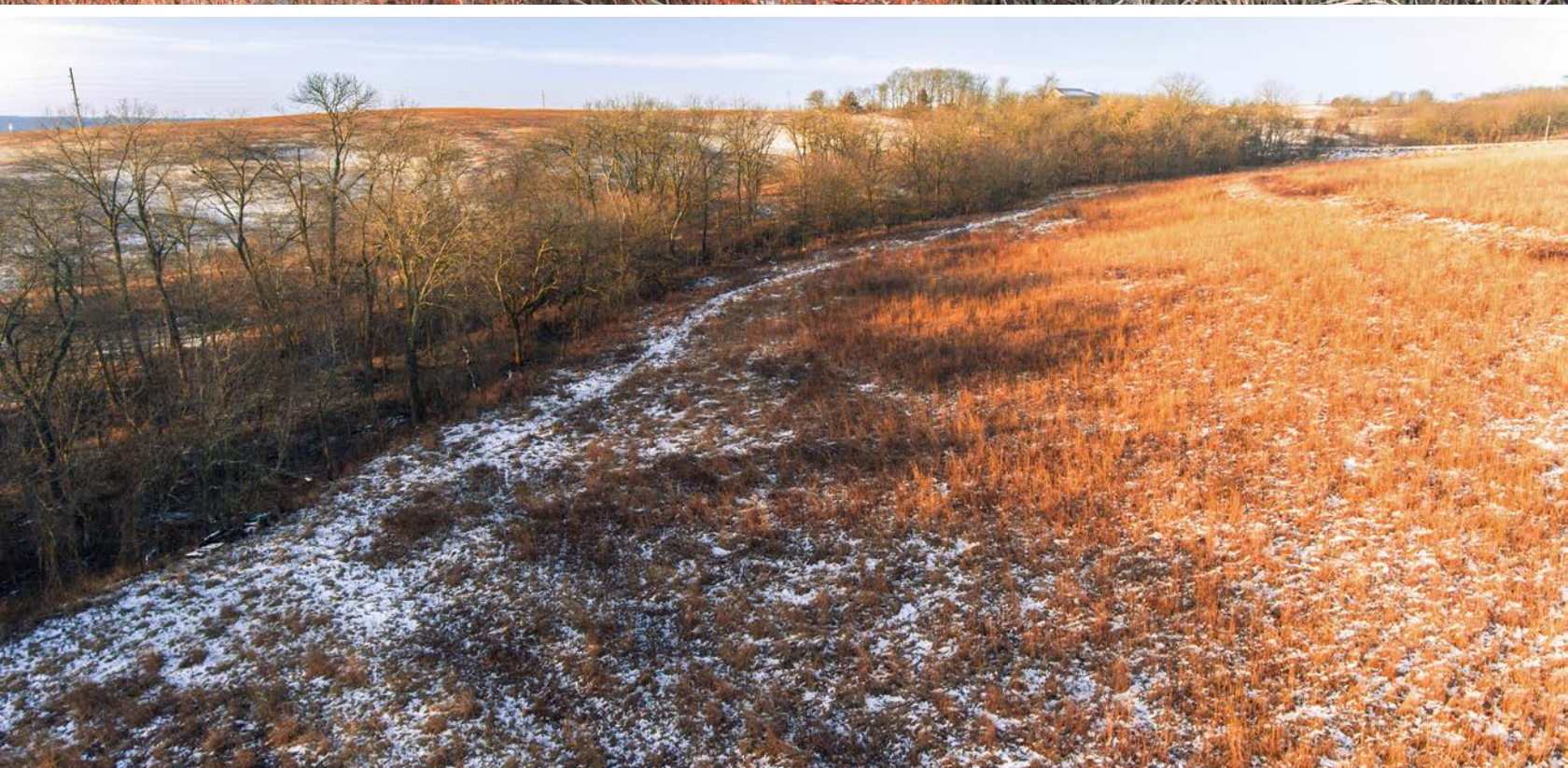




# SQUAW CREEK

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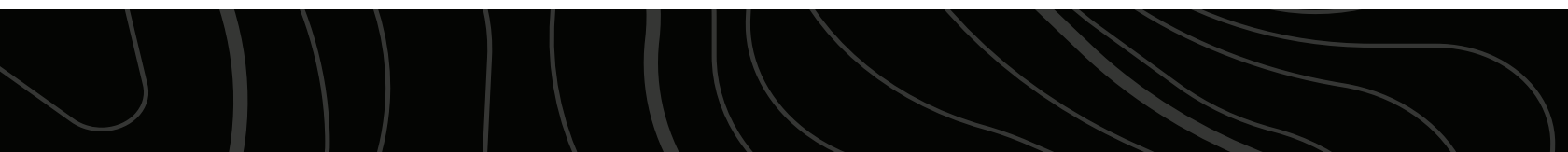
Squaw Creek runs along the east side of the property creating a constant water source for wildlife.





# TRAIL CAM PICTURES

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# AERIAL MAP



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Boundary Center: 41° 12' 16, -93° 36' 48



Maps Provided By:  
**surety**  
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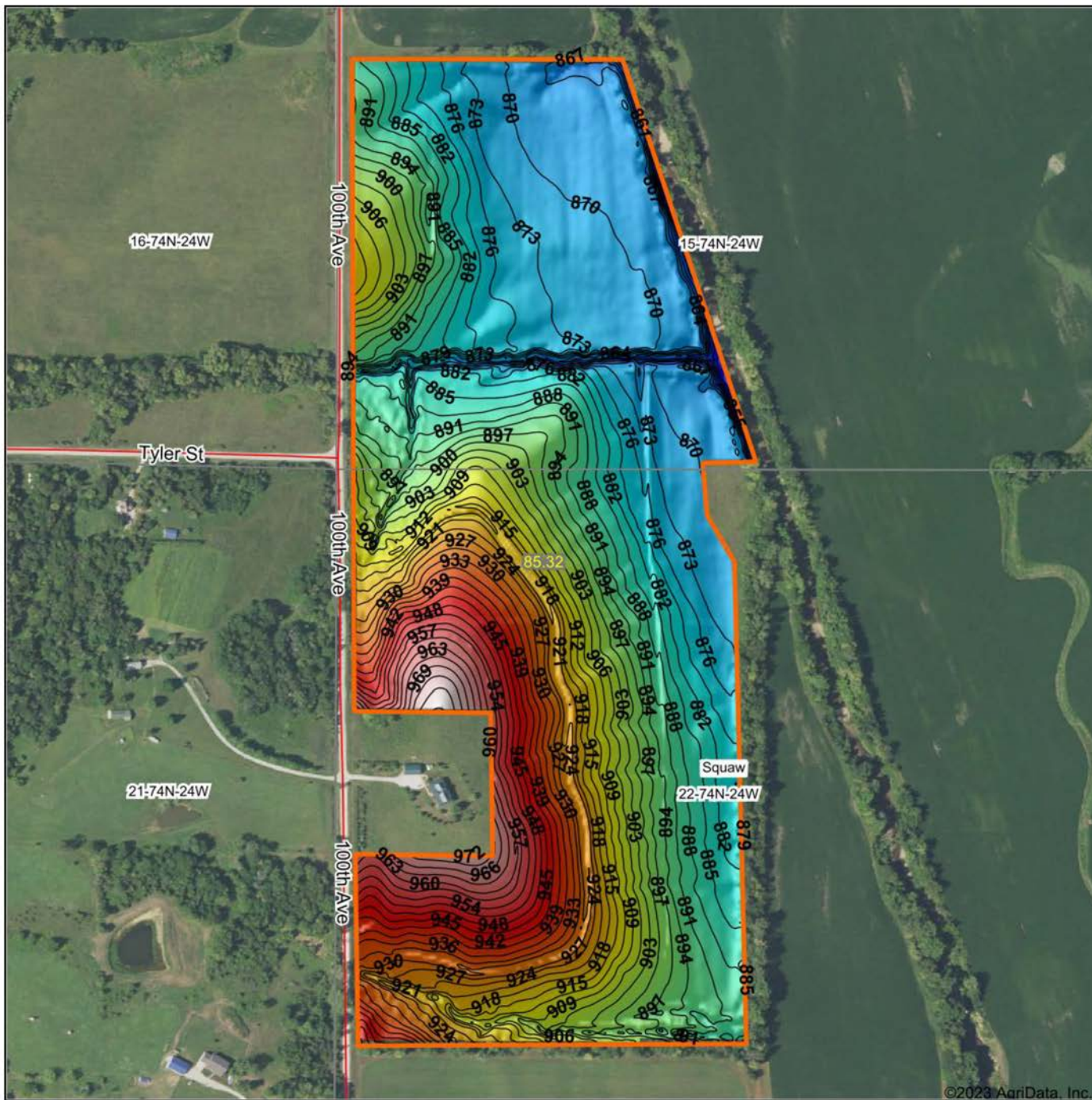
**22-74N-24W**  
**Warren County**  
**Iowa**



12/14/2023



# HILLSHADE MAP



Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING

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Source: USGS 3 meter dem  
Interval(ft): 3  
Min: 847.5  
Max: 977.9  
Range: 130.4  
Average: 900.3  
Standard Deviation: 27.79 ft



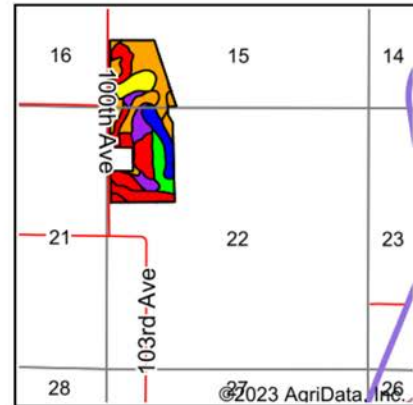
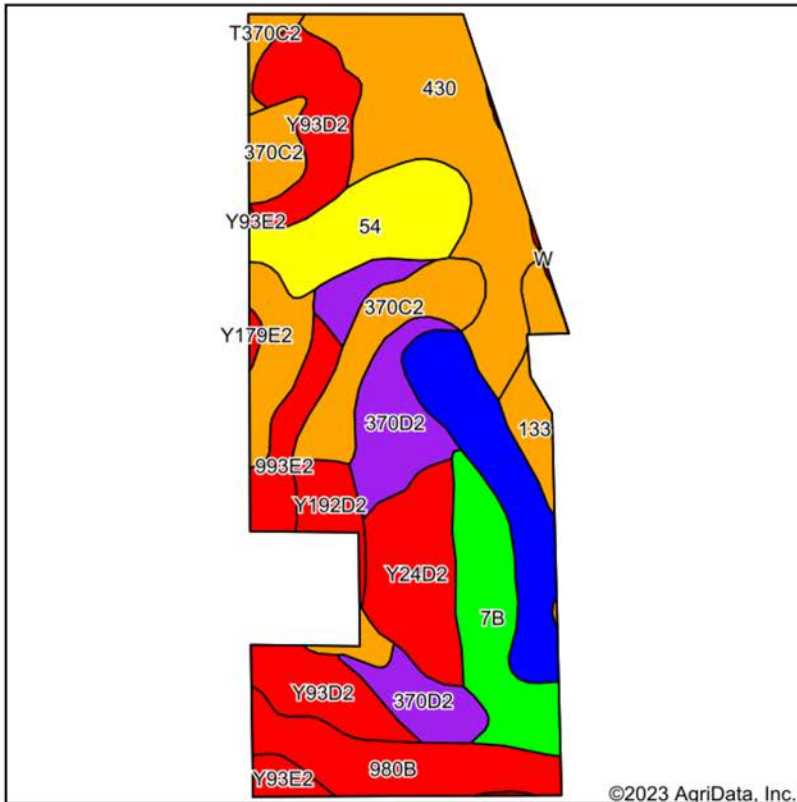
12/14/2023

**22-74N-24W**  
**Warren County**  
**Iowa**

Boundary Center: 41° 12' 16, -93° 36' 48



# SOIL MAP



State: **Iowa**  
 County: **Warren**  
 Location: **22-74N-24W**  
 Township: **Squaw**  
 Acres: **85.32**  
 Date: **12/14/2023**



Maps Provided By:  
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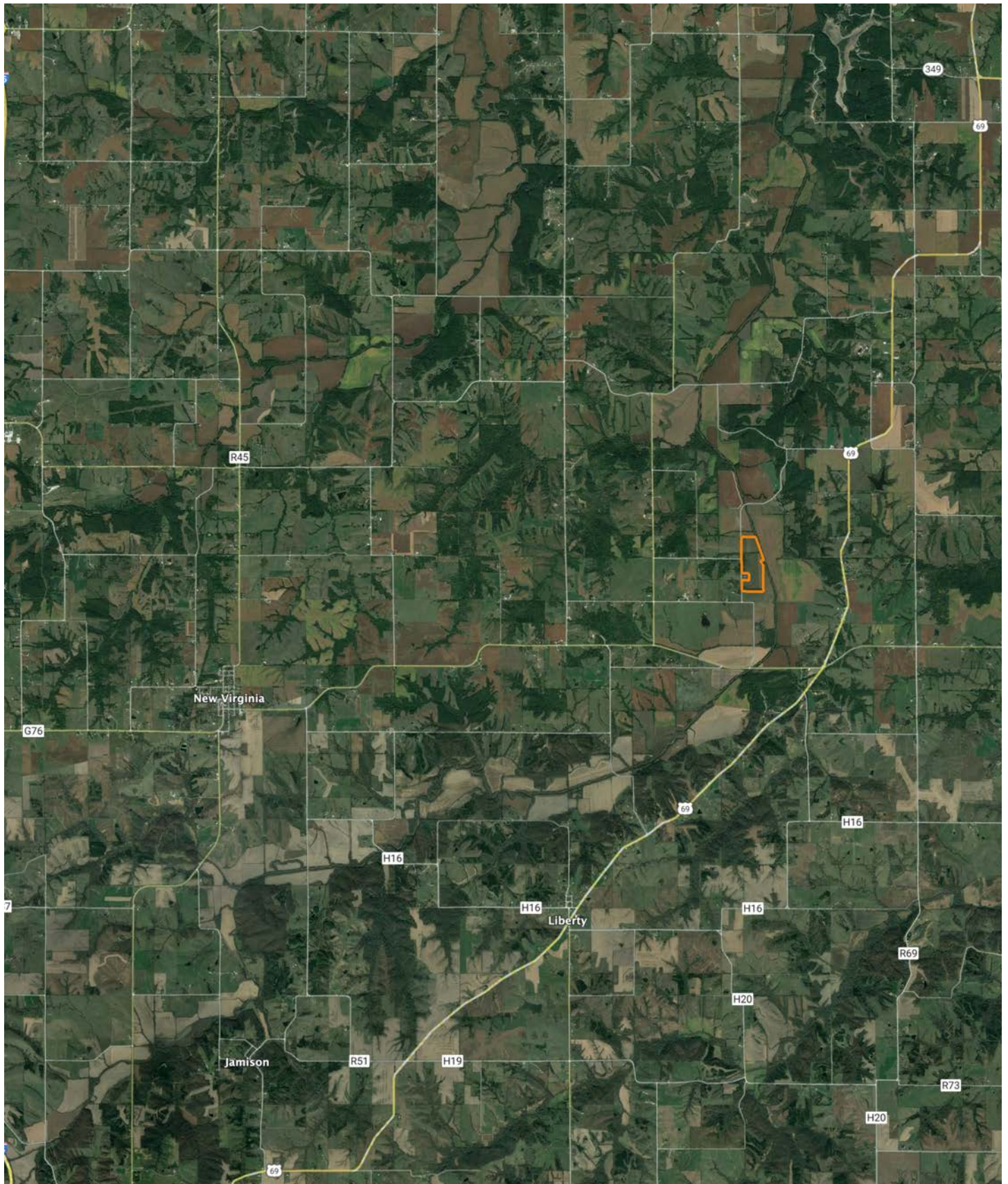
Soils data provided by USDA and NRCS.

Area Symbol: IA181, Soil Area Version: 29

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
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	13.63	16.0%		Ilw	203.2	58.9	77	83	90	90	86
370D2	Sharpsburg silty clay loam, 9 to 14 percent slopes, eroded	8.82	10.3%		Ille	176.0	51.0	54	57	78	78	61
Y93D2	Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded	8.63	10.1%		Ille	0.0	0.0	35		68	68	50
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	7.49	8.8%		Ille	204.8	59.4	80	67	82	82	66
Y428B	Ely silty clay loam, dissected till plain, 2 to 5 percent slopes	7.44	8.7%		Ile	0.0	0.0	88		95	95	79
7B	Wiota silt loam, 2 to 5 percent slopes	6.81	8.0%		Ile	225.6	65.4	92	85	94	94	85
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	6.80	8.0%		Ilw	164.8	47.8	67	70	63	58	63
980B	Gullied land-Ely-Colo, occasionally flooded, complex, 2 to 5 percent slopes	6.50	7.6%		Vlle	88.0	25.5	42	25	10	10	9
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	6.40	7.5%		Ille	0.0	0.0	49		75	75	55
Y11B	Colo, occasionally flooded-Ely silty clay loams, dissected till plain, 2 to 5 percent slopes	3.14	3.7%		Ilw	0.0	0.0	80		87	86	81
993E2	Armstrong-Gara loams, 14 to 18 percent slopes, moderately eroded	2.94	3.4%		Vle	104.0	30.2	17	5	62	62	43
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	2.63	3.1%		Ilw	204.8	59.4	78	80	81	75	80
Y192D2	Adair clay loam, dissected till plain, 9 to 14 percent slopes, eroded	1.92	2.3%		IVe	0.0	0.0	16		64	64	45
Y93E2	Shelby-Adair clay loams, dissected till plain, 14 to 18 percent slopes, eroded	1.10	1.3%		IVe	0.0	0.0	28		61	61	43
T370C2	Sharpsburg silty clay loam, terrace, 5 to 9 percent slopes, eroded	0.74	0.9%		Ille	80.0	23.2	79	67	82	82	66



# OVERVIEW MAP





# AGENT CONTACT

Aaron Creger is a proud lowan 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 lowans find the perfect piece of land to call their own.



**AARON CREGER,**

LAND AGENT

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

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