

MIDWEST LAND GROUP PRESENTS

87 ACRES IN

APPANOOSE COUNTY IOWA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

ENDLESS OPTIONS TO BUILD AND HUNT AT SUNDOWN LAKE

Sundown Lake in Moravia offers incredible opportunities to fish, boat, swim, and ski. This 87 +/- acre property gives you the ability to take advantage of these activities as well as hunt and build a dream home overlooking the lake. Multiple entrances from both the east and south give you options when choosing where to build. Water and power are located at both entrances as well as fiber optic running along paved Highway J3T. A pond located away from the road with views of the lake offers a nice, secluded build spot as well.

The 87 +/- acres consist of an 80 +/- acre pasture/timber combo with an almost 7 +/- acre lake lot. The lake lot gives you all the benefits of Sundown Lake with a boat

ramp conveniently located just a 1/4 mile down the road. The remainder of the property is set up beautifully, giving you the ability to hunt big southern Iowa whitetail and turkey. Solid perimeter fencing and rural water to multiple locations on the farm make an ideal set-up to bring your livestock.

When looking for grocery stores or dining options, the towns of Albia and Centerville are just miles away. Lake Rathbun is also a short drive, where you can find places to camp or visit Honey Creek Resort, which provides lodging, dining, and an indoor water park. The options are virtually endless. Call to schedule a private tour before this opportunity is gone!



PROPERTY FEATURES

PRICE: **\$650,000** | COUNTY: **APPANOOSE** | STATE: **IOWA** | ACRES: **87**

- Pavement access
- Multiple entrances with water and power
- Fiber optic
- Multiple build sites with lake views
- Sundown Lake access and benefits
- Pasture ground for livestock
- Solid perimeter fencing
- Great hunting and recreational opportunities
- 18 miles to Centerville
- 18 miles to Albia
- 13 miles to Rathbun Lake



MULTIPLE BUILD SITES



SUNDOWN LAKE ACCESS

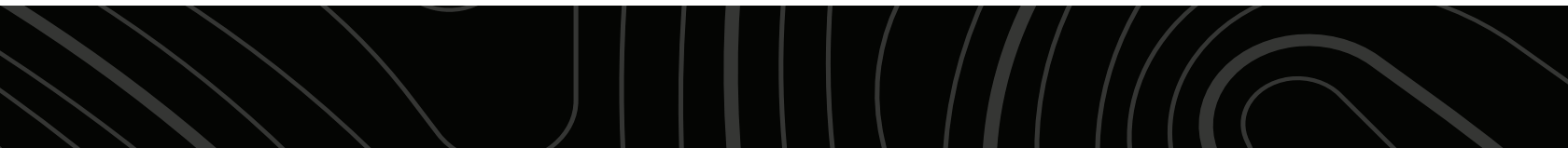


UTILITIES

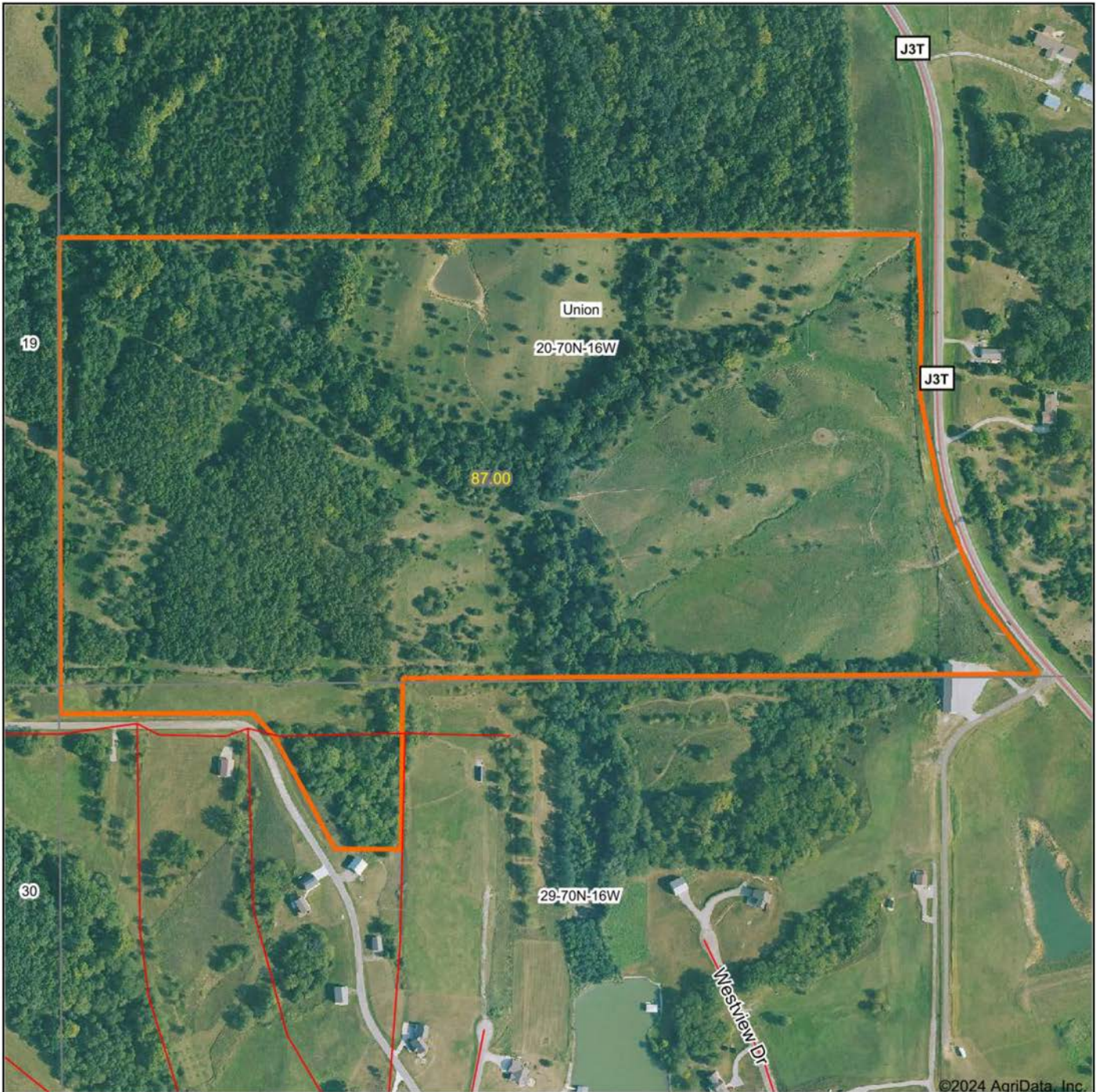


PASTURE GROUND FOR LIVESTOCK

"King Field" (50 Acres) and "James Field" (30 Acres) are tucked in the southern portion of the ranch, just south of the lodge.



AERIAL MAP



Boundary Center: 40° 50' 33.07, -92° 43' 43.6

0ft 469ft 938ft



Maps Provided By:



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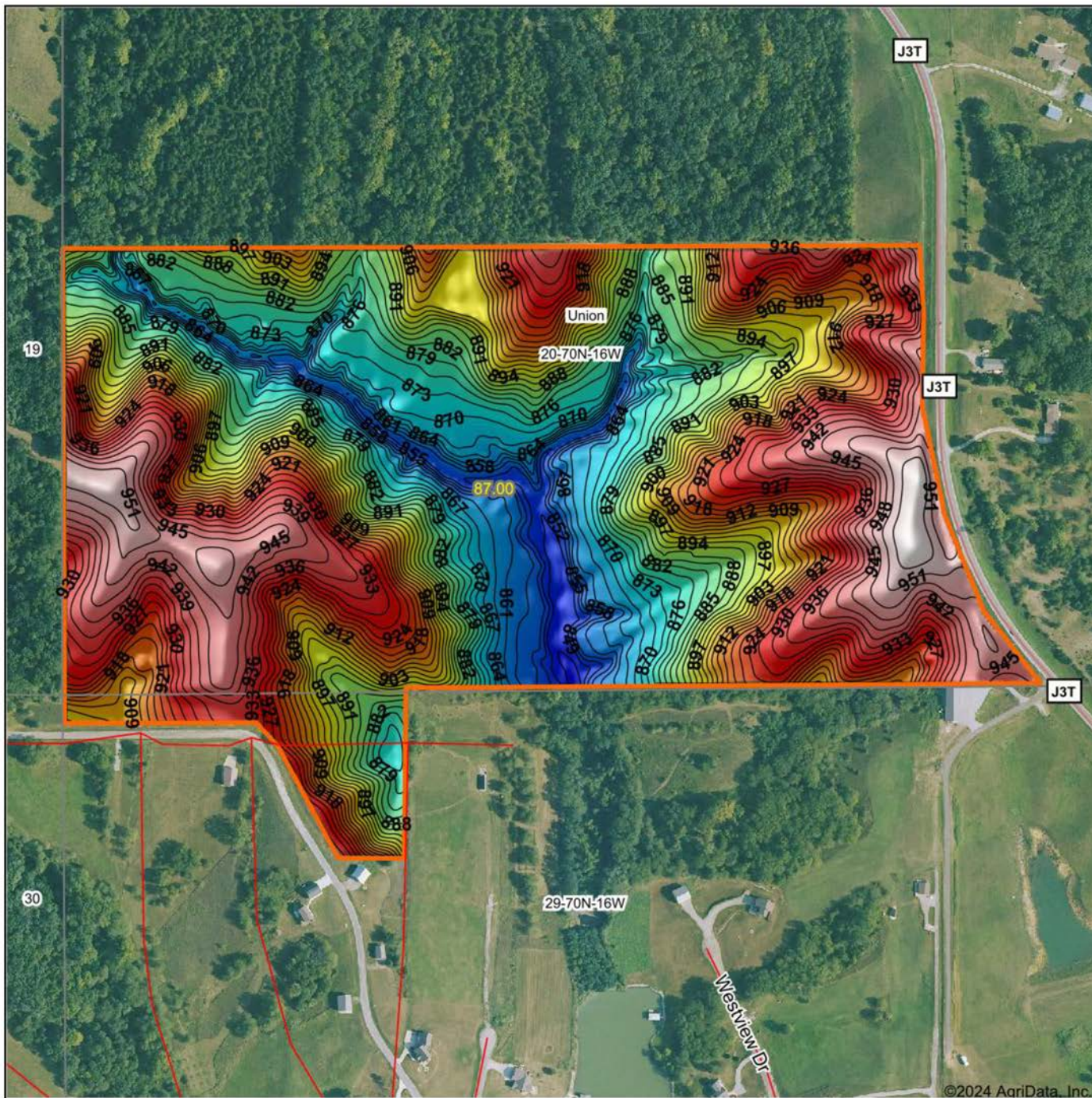
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20-70N-16W
Appanoose County
Iowa



1/25/2024

HILLSHADE MAP



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 3 meter dem
Interval(ft): 3
Min: 844.1
Max: 956.7
Range: 112.6
Average: 904.0
Standard Deviation: 28.48 ft

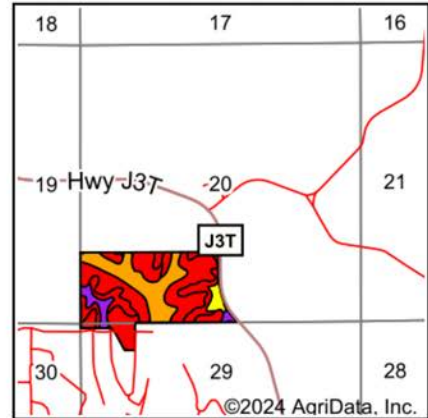
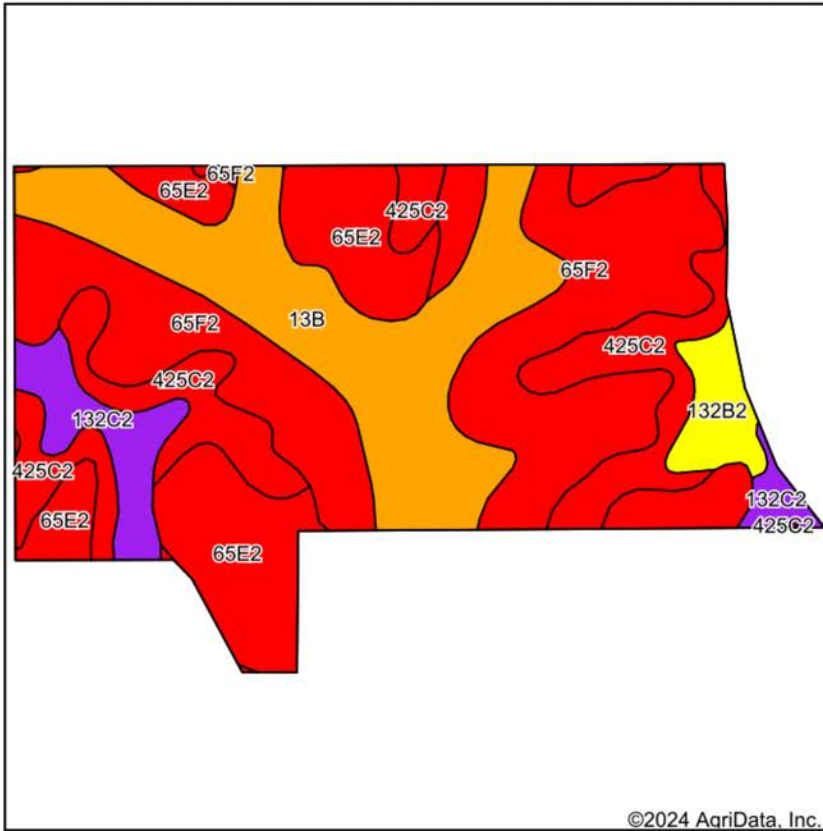


1/25/2024

20-70N-16W
Appanoose County
Iowa

Boundary Center: 40° 50' 33.07, -92° 43' 43.6

SOIL MAP



State: **Iowa**
 County: **Appanoose**
 Location: **20-70N-16W**
 Township: **Union**
 Acres: **87**
 Date: **1/25/2024**



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

Area Symbol: IA007, 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	
65F2	Lindley loam, 18 to 25 percent slopes, moderately eroded	29.31	33.7%		Vllc	80.0	23.2	10	10	51	51	37	
13B	Olmitz-Vesser-Colo complex, 2 to 5 percent slopes	20.29	23.3%		llw	192.0	55.7	79	68	86	81	80	
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	14.95	17.2%		Vlc	134.4	39.0	29	28	66	66	53	
425C2	Keswick loam, 5 to 9 percent slopes, moderately eroded	14.48	16.6%		lllc	110.4	32.0	27	24	58	58	44	
132C2	Weller silt loam, 5 to 9 percent slopes, moderately eroded	5.15	5.9%		lllc	80.0	23.2	59	40	81	81	68	
132B2	Weller silt loam, 2 to 5 percent slopes, moderately eroded	2.82	3.2%		lllc	80.0	23.2	67	56	79	79	65	
Weighted Average						4.63	120.5	35	36.9	32.2	*n 65.6	*n 64.4	*n 53.7

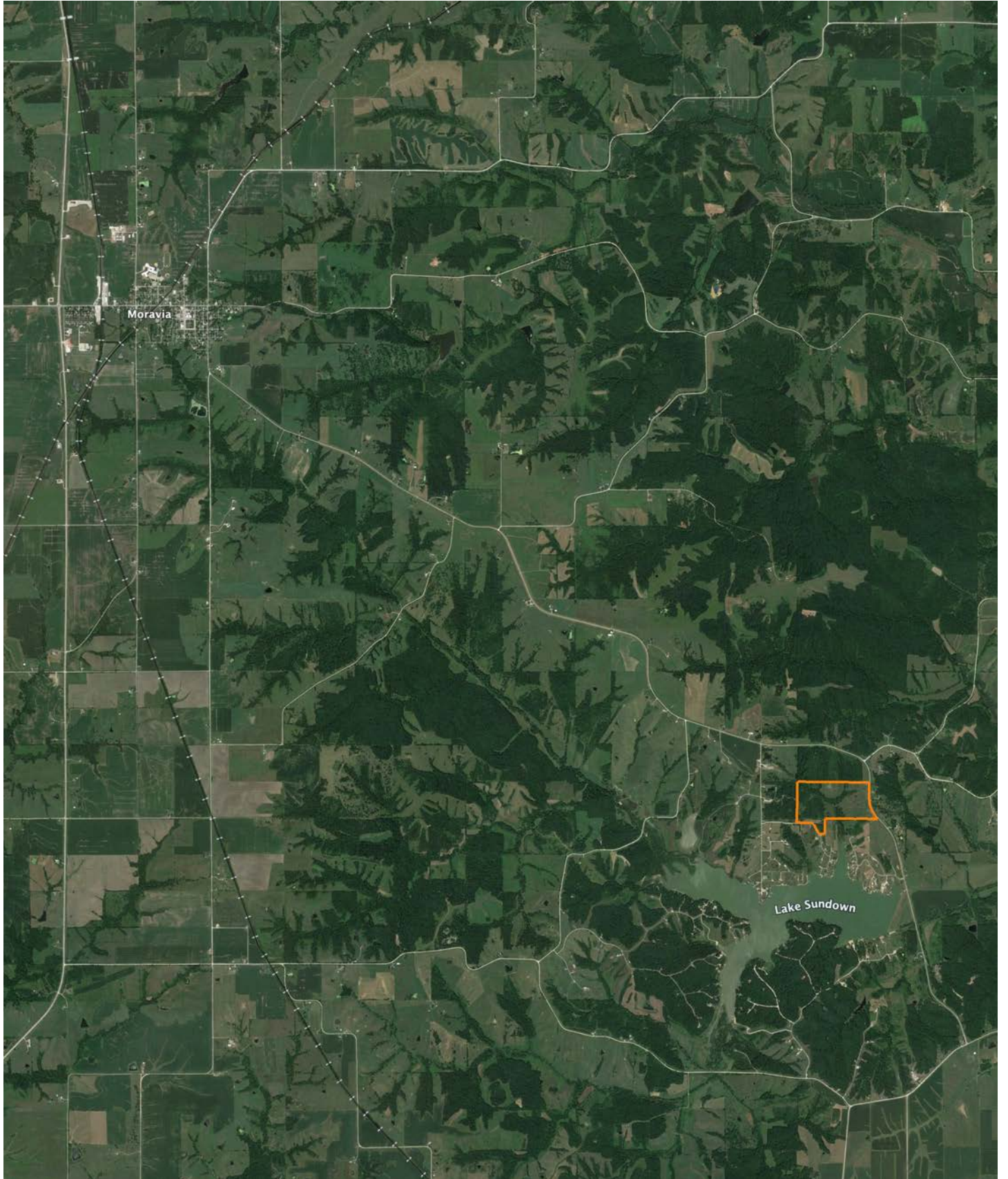
**IA has updated the CSR values for each county to CSR2.

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

**IA has updated the CSR values for each county to CSR2.*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.*c: Using Capabilities Class Dominant Condition Aggregation Method

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

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