



MIDWEST LAND GROUP
PRESENTS

MADISON COUNTY IOWA

47.3 ACRES



MIDWEST LAND GROUP IS HONORED TO PRESENT

MADISON COUNTY FARMLAND WITH BUILD SITE

Midwest Land Group is proud to present this 47.35 surveyed acres of prime Madison County farm ground located a half mile southeast of Truro. With 44.41 FSA cropland acres, this tract is 94% tillable and carries a 59.8 CSR2 soil rating. Lamoni clay loam and Macksburg silty clay loam are the primary soils, and the property has gently rolling hills that drain to a treed waterway towards the southern portion of the farm. The 2025 crop season is open for the new owners to take advantage of right away.

Located less than a ¼ mile off pavement with utilities at the road, there is great potential here to build a dream home and still have the income from the crops. This farm has great Madison County views and even offers some good hunting and recreational potential. The highly desirable I-35 schools are less than a mile down the road for families with children. So whether you are looking for quality farm ground to add to your portfolio, or a place to build your forever home, this property checks a lot of boxes. Call Aaron Creger today to schedule a tour.



PROPERTY FEATURES

PRICE: **\$421,415** | COUNTY: **MADISON** | STATE: **IOWA** | ACRES: **47.3**

- Located less than ¼ mile off pavement
- Located 25 miles from Des Moines
- I-35 School District
- Water, electric, and fiber optic at the road
- Good hunting and recreational opportunities
- 44.41 acres of tillable farm ground
- 59.8 CSR2 soil rating
- Open for 2025 crop season



PRODUCTIVE FARMLAND & BUILD SITE

Located less than a ¼ mile off pavement with utilities at the road, there is great potential here to build a dream home and still have the income from the crops.



AERIAL MAP



Boundary Center: 41° 11' 59.19, -93° 49' 51.39

0ft 483ft 966ft

22-74N-26W
Madison County
Iowa

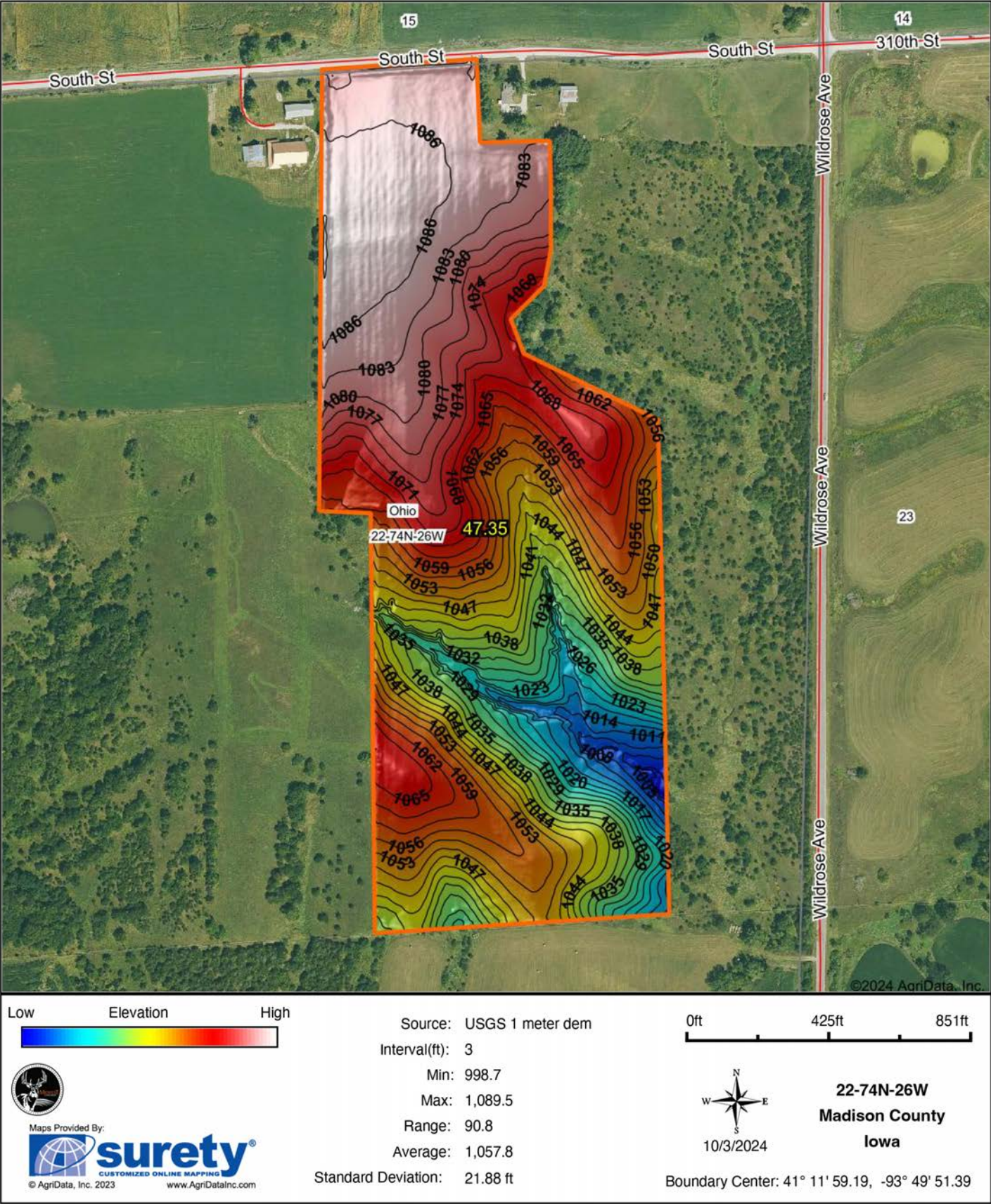


10/3/2024

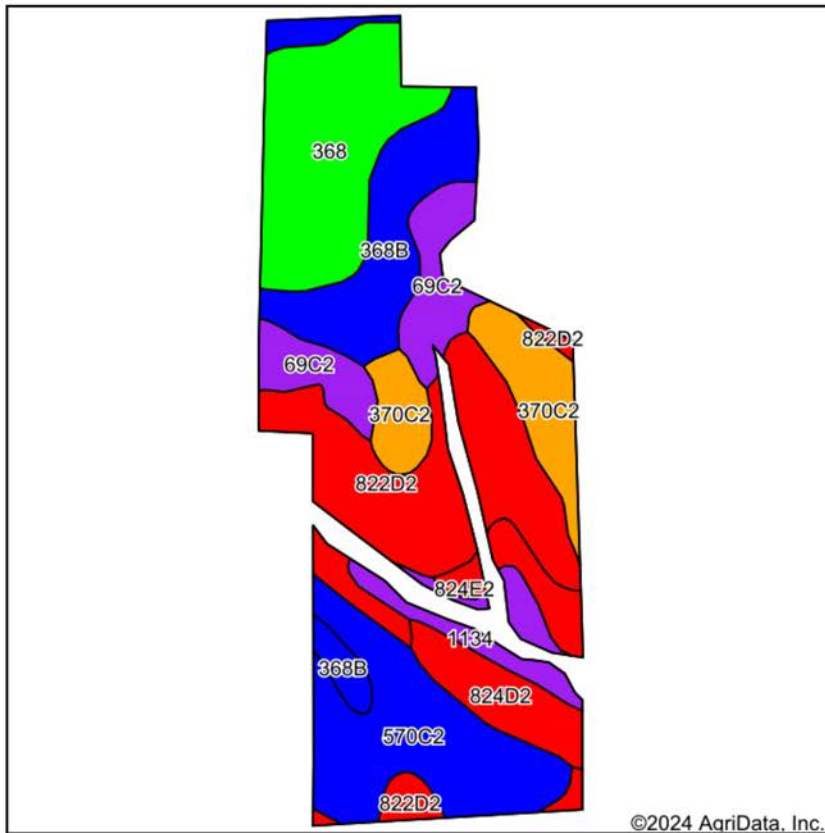


Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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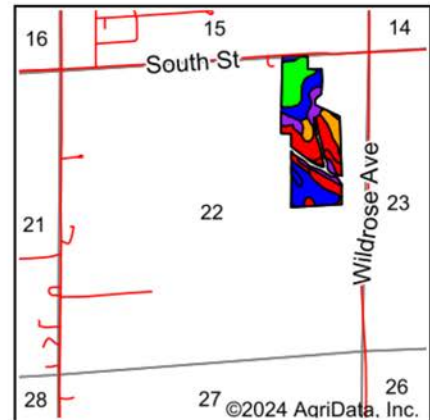
HILLSHADE MAP



SOIL MAP



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Madison**
 Location: **22-74N-26W**
 Township: **Ohio**
 Acres: **44.41**
 Date: **10/3/2024**



Maps Provided By:



Area Symbol: IA121, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
822D2	Lamoni clay loam, 9 to 14 percent slopes, eroded	9.88	22.3%		IVe	7	57	57	40
368	Macksburg silty clay loam, 0 to 2 percent slopes	7.46	16.8%		Iw	93	87	87	79
570C2	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	7.26	16.3%		IIIe	81	84	84	69
368B	Macksburg silty clay loam, 2 to 5 percent slopes	6.24	14.1%		Ile	89	87	87	78
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	4.02	9.1%		IIIe	80	82	82	66
69C2	Clearfield silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	3.83	8.6%		IIIw	56	66	66	59
824D2	Shelby-Lamoni complex, 9 to 14 percent slopes, eroded	2.41	5.4%		IVe	28	62	62	46
1134	Colo, frequently flooded-Ely silty clay loams, gullied, 2 to 5 percent slopes	1.87	4.2%		Ile	59	45	7	45
824E2	Shelby-Lamoni complex, 14 to 18 percent slopes, eroded	1.44	3.2%		IVe	26	59	59	42
Weighted Average					2.79	59.8	*n 73.5	*n 71.9	*n 61.2

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

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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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