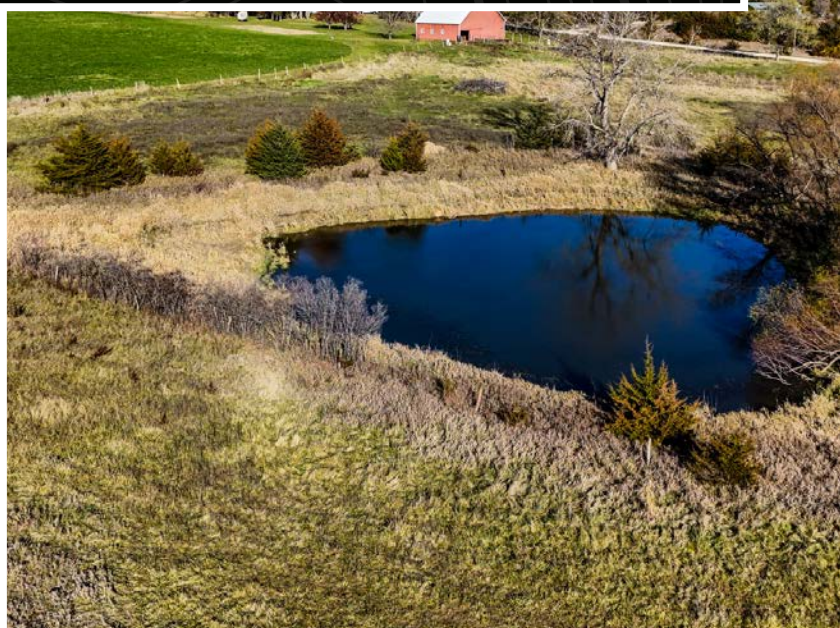


MIDWEST LAND GROUP PRESENTS



30 ACRES
WARREN COUNTY, IA

22558 73rd Avenue, New Virginia, Iowa, 50210

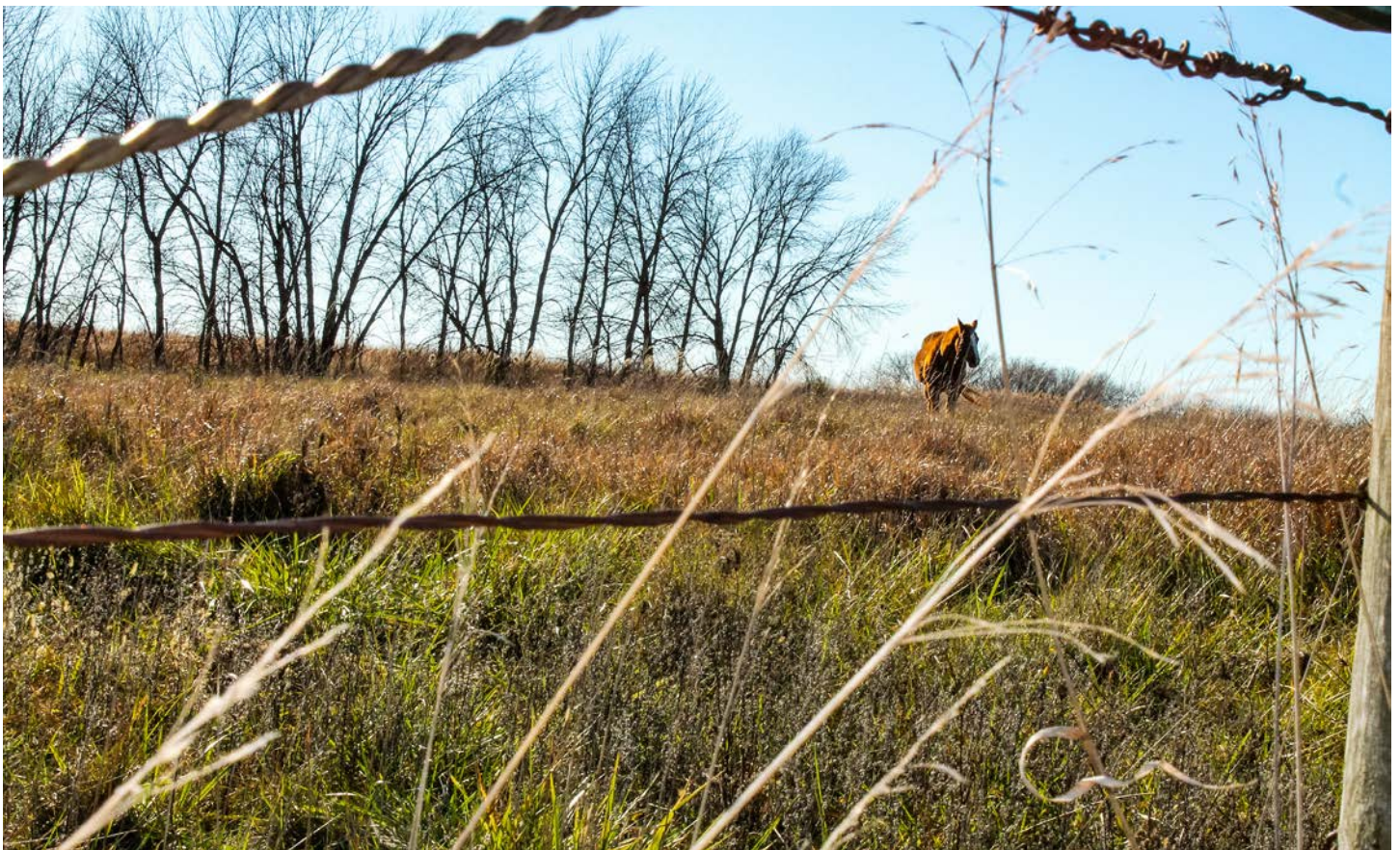


MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL WARREN COUNTY ACREAGE AND HOBBY FARM

Welcome to the hobby farmer's paradise, located in highly sought-after New Virginia, less than 35 miles from the Des Moines Metro. This 30 +/- acre farm has everything you need for your horses, goats, chickens, and other livestock. Three separate, fenced pastures, 16 +/- acres of alfalfa hay ground, 5 established garden areas with room for more, fruit trees, a stocked pond, and an average CSR2 soil rating of 70.5. The 3 outbuildings consist of a 5-stall, 40'x46' Amish-built barn with power and water, a 46'x72' metal utility building with power, and a 27'x48' metal utility building with power. These offer a plethora of space for equipment, a workshop, or additional indoor housing for your animals.

As you can see from the aerials, this property is situated between multiple large blocks of timber, acting as a highly traveled corridor for wildlife. You will also find a well-maintained, 4-bedroom, 1-bathroom home on the property, which is conveniently located just a ¼ mile off paved Highway G76 and in the I-35 School District with bus pickup. The house and buildings all received new roofs in 2020 as well. A 1-acre parcel located on the northeast portion of the property along the road offers an additional place to build another home with easy access to utilities. Opportunities to own an all-in-one farm this close to Des Moines are hard to find. Call to schedule a tour of this gorgeous acreage!



PROPERTY FEATURES

PRICE: **\$670,000** | COUNTY: **WARREN** | STATE: **IOWA** | ACRES: **30**

- 30 +/- acre hobby farm
- Well-maintained, 4-bedroom home
- 16 +/- acres of alfalfa hay (3 cuttings a year)
- 3 separate pastures for livestock
- Stocked pond
- Fruit trees
- 5 established gardens
- Average CSR2 of 70.5
- Excellent hunting potential
- High quality, 5-stall Amish-built barn with power and water
- 2 metal utility buildings with power (46'x72' and 27'x48')
- I-35 School District with bus pickup
- Rural Water serviced by Warren Water District
- Located ¼ mile off paved Highway G76
- Less than 35 miles to West Des Moines

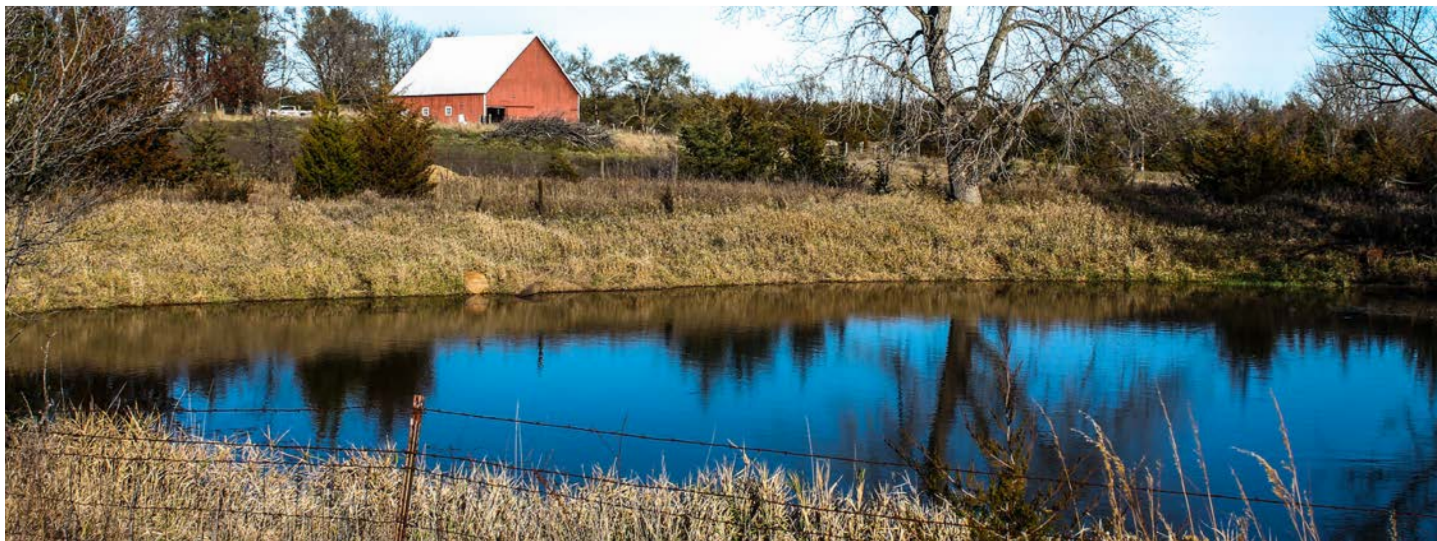


HOBBY FARM

This 30 +/- acre farm has everything you need for your horses, goats, chickens, and other livestock. Three separate, fenced pastures, 16 +/- acres of alfalfa hay ground, 5 established garden areas with room for more, fruit trees, a stocked pond, and an average CSR2 soil rating of 70.5.



STOCKED POND

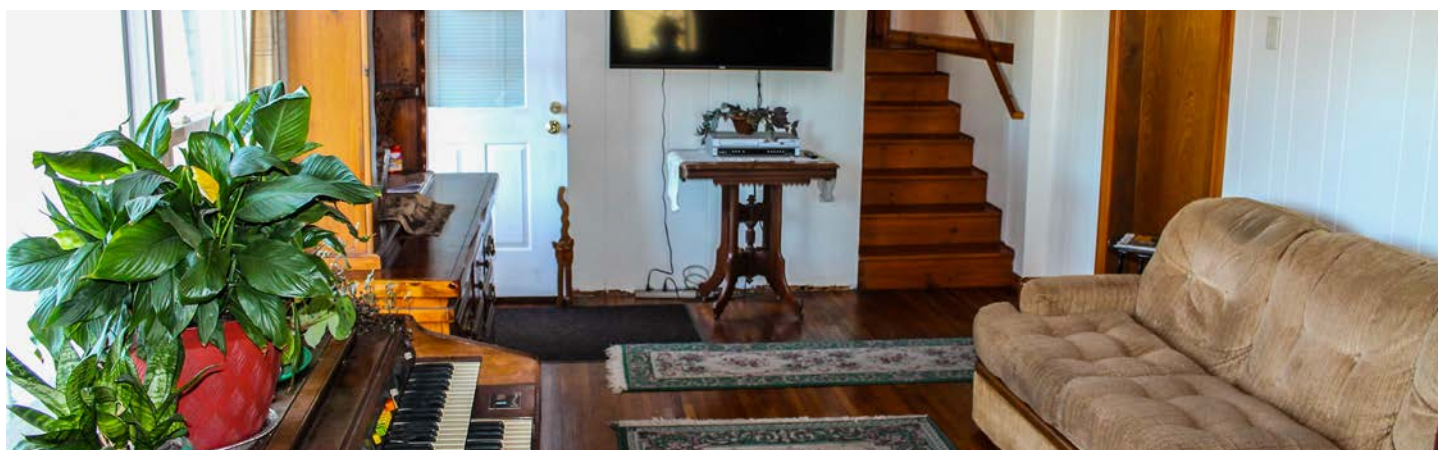


THREE OUTBUILDINGS



1,248 SQUARE FOOT HOME

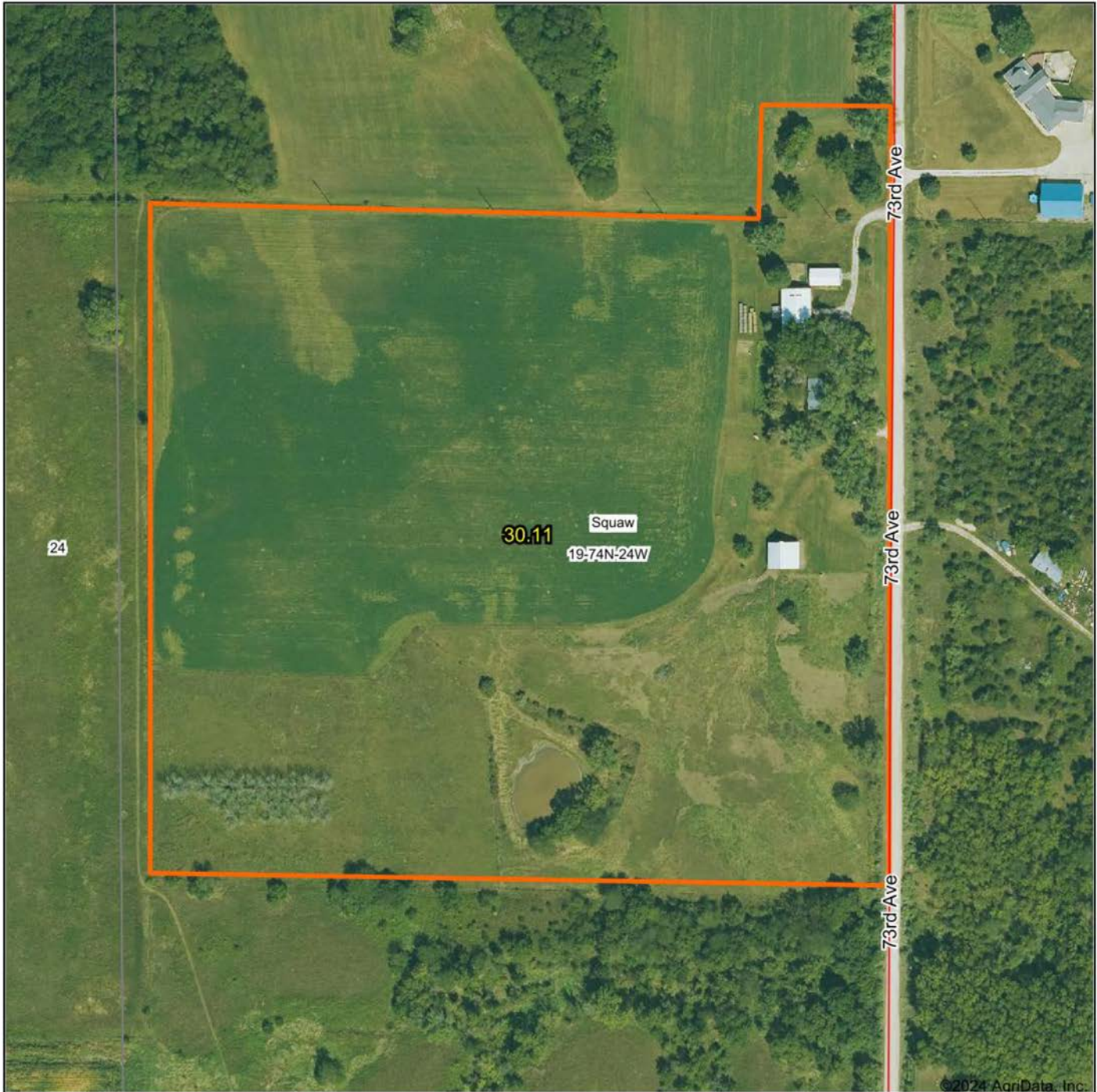
You will also find a well-maintained, 4-bedroom, 1-bathroom home on the property, which is conveniently located just a ¼ mile off paved Highway G76 and in the I-35 School District with bus pickup. The house and buildings all received new roofs in 2020 as well.



ADDITIONAL PHOTOS



AERIAL MAP



©2024 AgriData, Inc.

Boundary Center: 41° 11' 49.84, -93° 40' 16.43

0ft 250ft 501ft



Maps Provided By:



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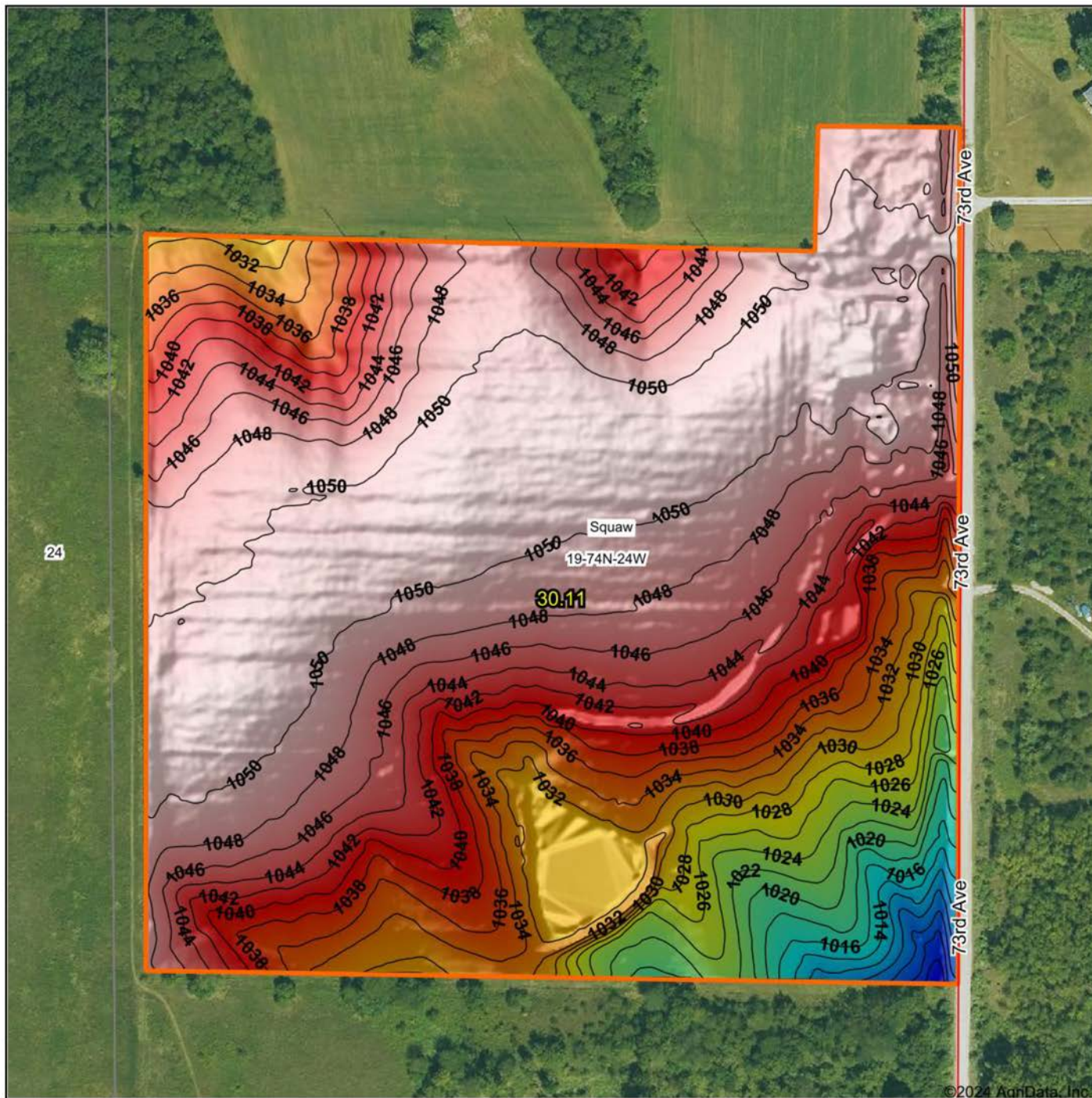
www.AgriDataInc.com

19-74N-24W
Warren County
Iowa

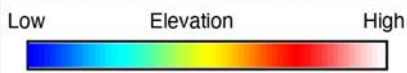


11/13/2024

HILLSHADE MAP



©2024 AgriData, Inc.



Source: USGS 1 meter dem
Interval(ft): 2
Min: 1,002.6
Max: 1,052.4
Range: 49.8
Average: 1,042.1
Standard Deviation: 9.81 ft



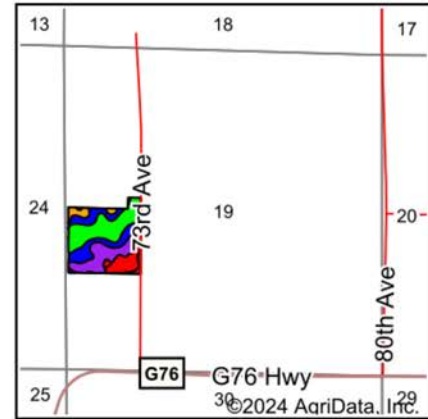
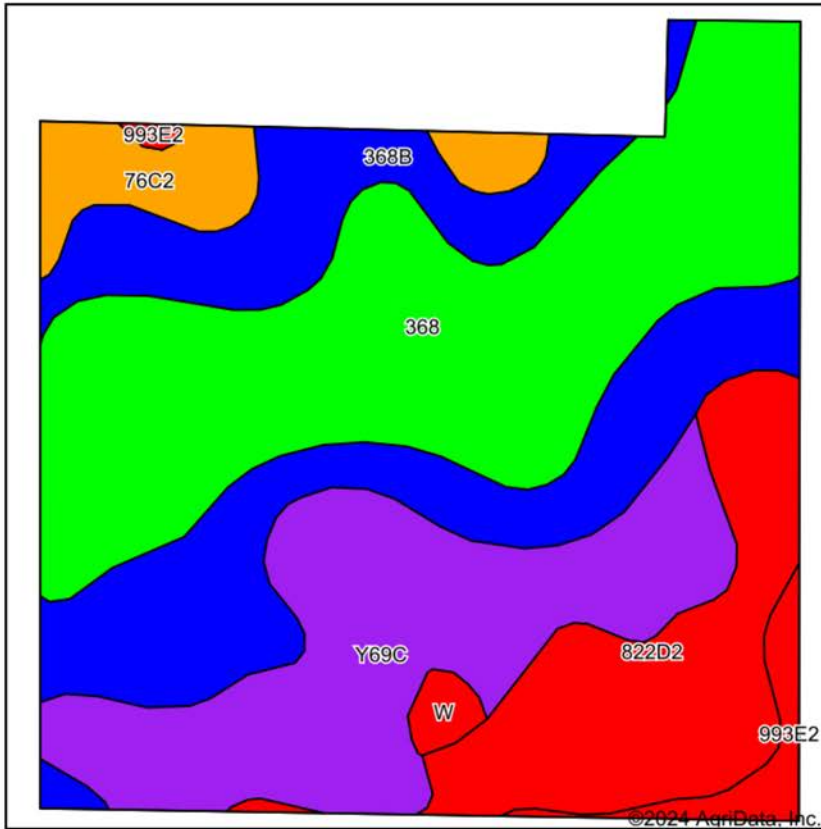
19-74N-24W
Warren County
Iowa

Boundary Center: 41° 11' 49.84, -93° 40' 16.43



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

SOILS MAP



State: **Iowa**
 County: **Warren**
 Location: **19-74N-24W**
 Township: **Squaw**
 Acres: **30.11**
 Date: **11/13/2024**



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

Area Symbol: IA181, 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	
368	Macksburg silty clay loam, 0 to 2 percent slopes	9.93	33.0%		lw	230.4	66.8	93	95	87	87	79	
368B	Macksburg silty clay loam, 2 to 5 percent slopes	7.53	25.0%		lle	222.4	64.5	89	90	87	87	78	
Y69C	Clearfield silty clay loam, dissected till plain, 5 to 9 percent slopes	6.23	20.7%		lllw			59		76	76	69	
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, eroded	4.03	13.4%		lVe	100.8	29.2	10	15	59	59	42	
76C2	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes, eroded	1.46	4.8%		llle	192.0	55.7	75	65	77	77	65	
993E2	Armstrong-Gara loams, 14 to 18 percent slopes, moderately eroded	0.68	2.3%		Vle	104.0	30.2	17	5	62	62	43	
W	Water	0.25	0.8%			0.0	0.0	0	0				
Weighted Average						*-	156.8	45.5	70.5	*-	*n 79.2	*n 79.2	*n 69.6

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

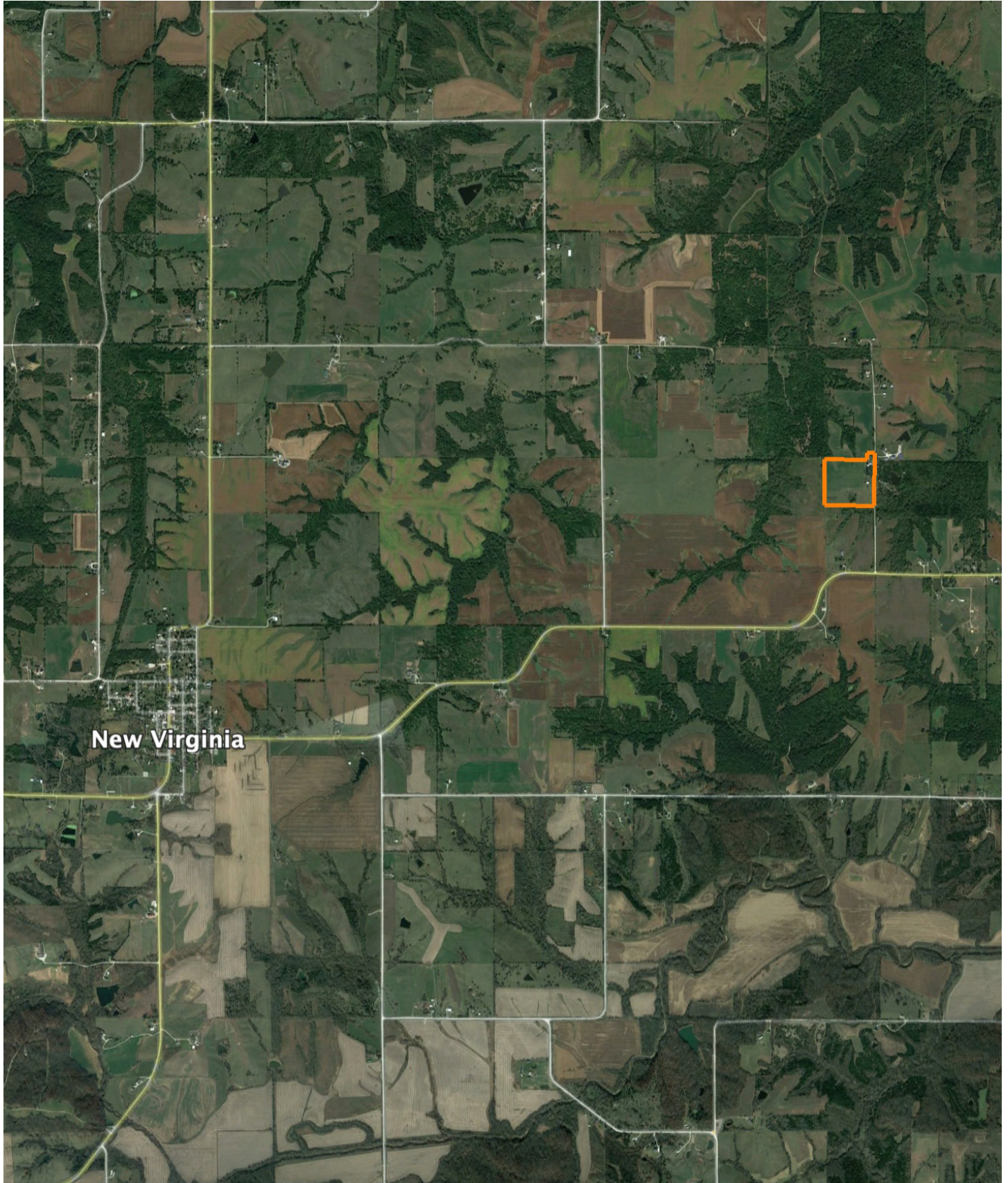
*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*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.

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

515.705.4561

ACreger@MidwestLandGroup.com



MidwestLandGroup.com

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