

MIDWEST LAND GROUP PRESENTS

30 ACRES IN

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# WARREN COUNTY IOWA



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



MIDWEST LAND GROUP IS HONORED TO PRESENT

# NORWALK DEVELOPMENT OPPORTUNITY MINUTES FROM DES MOINES AIRPORT

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Midwest Land Group is proud to present these 30 +/- acres in a prime Warren County location offering incredible potential for development or as executive building sites. With negotiable property lines, the property provides approximately 750 feet of road frontage and is just 1/3 mile off a hard surface road, offering easy access while maintaining a private setting away from heavy traffic.

Utilities are conveniently located at the road, and the land includes a timbered pond for potential waterfront lots. The property is free from covenants or HOAs, providing flexibility for various uses, and with seller financing as an option, the possibilities become even

more versatile. Located on the Norwalk and Des Moines city line, this site offers an excellent opportunity for developers or investors looking to parcel off larger build sites. The boundary lines are approximate and negotiable. A survey will be completed prior to closing. The land is currently being used as a farm ground with high-quality soils averaging an 81.8 CSR2 rating.

Only minutes from Des Moines International Airport, 1.5 miles from the Highway 5 bypass, and less than 2 miles to Norwalk High School, this property is perfectly situated to enjoy both privacy and easy access to key amenities. Don't miss the chance to explore this exceptional property for development or personal use!





# PROPERTY FEATURES

PRICE: **\$870,000** | COUNTY: **WARREN** | STATE: **IOWA** | ACRES: **30**

- 30 +/- acres – negotiable property lines
- Utilities at the road
- 1/3 mile off hard surface road
- Timbered pond
- No covenants or HOAs
- Seller financing available
- Approximately 750 ft. of road frontage
- Located on the Norwalk and Des Moines city line
- Great development location or executive building site
- Soils have average CSR2 rating of 81.8
- Minutes from Des Moines International Airport
- 1.5 miles to Highway 5 bypass
- Less than 2 miles to Norwalk High School





# 30 +/- ACRES

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With negotiable property lines, the property provides approximately 750 feet of road frontage and is just 1/3 mile off a hard surface road, offering easy access while maintaining a private setting away from heavy traffic.





## TIMBERED POND

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## UTILITIES AT THE ROAD

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# GREAT DEVELOPMENT LOCATION

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# ADDITIONAL PHOTOS

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# AERIAL MAP



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Maps Provided By:



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Boundary Center:  $41^{\circ} 28' 51.75$ ,  $-93^{\circ} 38' 17.34$

**17-77N-24W**  
**Warren County**  
**Iowa**

0ft 272ft 545ft



3/11/2025



Topographic map of a portion of Warren County, Iowa, showing elevation contours and a color-coded elevation scale. The map includes a road labeled 'Carpenter St' and a body of water. A legend at the bottom provides source information, elevation statistics, and a scale bar.

**Elevation Scale:** Low (Blue) to High (Red/Orange)

**Source:** USGS 1 meter dem

**Interval (ft):** 2

**Min:** 900.7

**Max:** 941.4

**Range:** 40.7

**Average:** 924.7

**Standard Deviation:** 9.74 ft

**Scale:** 0ft, 241ft, 482ft

**Compass Rose:** N, S, E, W

**Boundary Center:** 41° 28' 51.75, -93° 38' 17.34

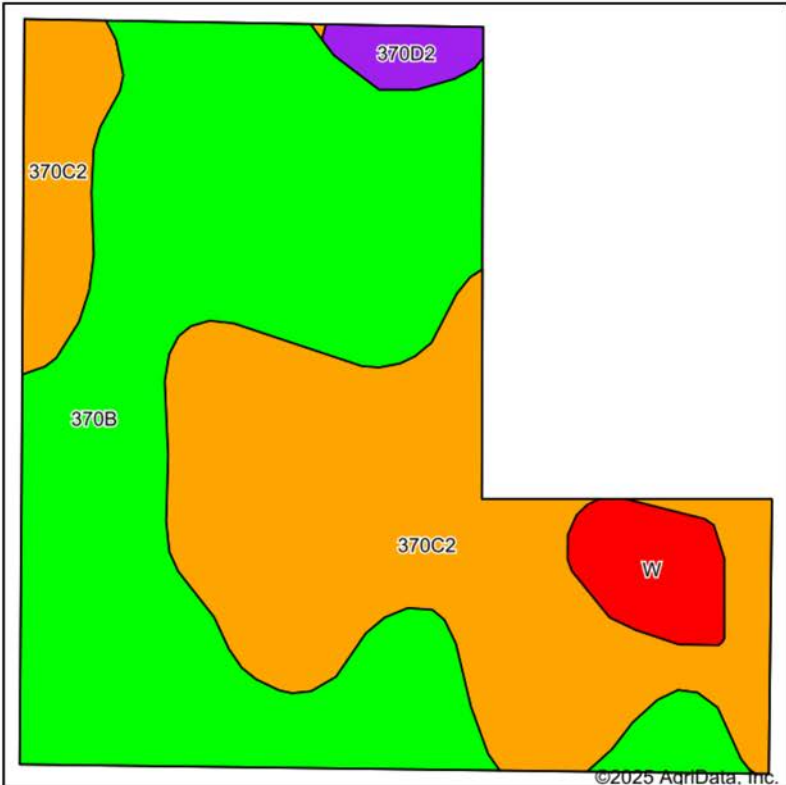
**Map Title:** 17-77N-24W Warren County Iowa

**Map Provider:** surety®

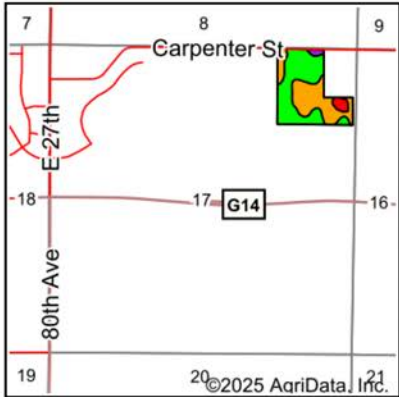
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# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Iowa**  
County: **Warren**  
Location: **17-77N-24W**  
Township: **Greenfield**  
Acres: **30**  
Date: **3/11/2025**



Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IA181, Soil Area Version: 30

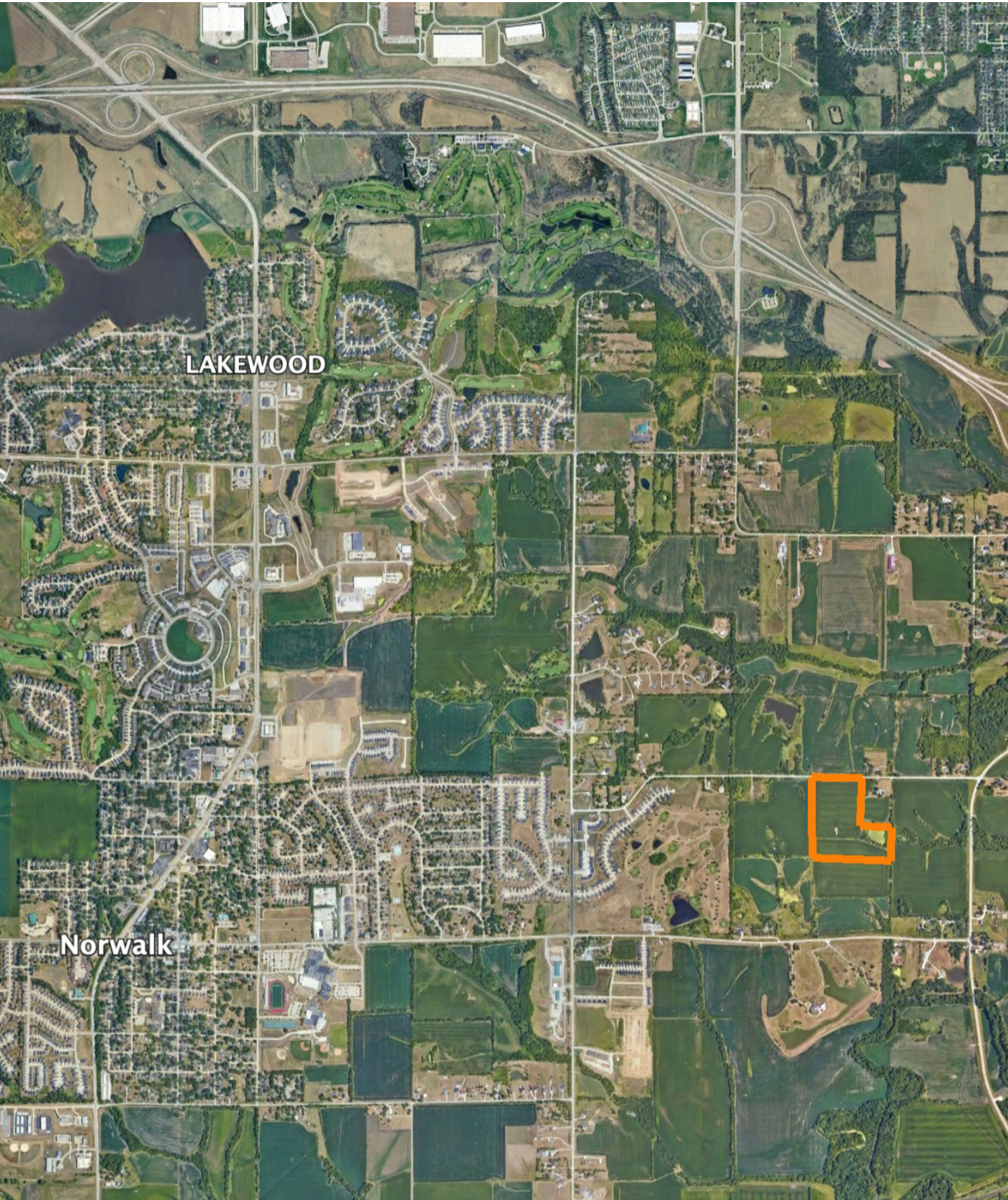
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	15.69	52.2%		Ile	225.6	65.4	91	87	92	92	79
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	12.44	41.5%		IIle	204.8	59.4	80	67	82	82	66
W	Water	1.28	4.3%			0.0	0.0	0	0			
370D2	Sharpsburg silty clay loam, 9 to 14 percent slopes, eroded	0.59	2.0%		IIIe	176.0	51.0	54	57	78	78	61
Weighted Average					*-	206.4	59.8	81.8	74.4	*n 83.7	*n 83.7	*n 69.9

\*\*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.  
\*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

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## MidwestLandGroup.com

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