

MIDWEST LAND GROUP PRESENTS



59.5 ACRES
CARROLL COUNTY, IA

300th Street, Coon Rapids, Iowa, 50058



MIDWEST LAND GROUP IS HONORED TO PRESENT

STUNNING CARROLL COUNTY RECREATIONAL UTOPIA WITH INCOME AND BUILDING OPPORTUNITIES

Solid hunting farms in Carroll County rarely hit the market and you must see this property for yourself to truly appreciate everything it has to offer. Over a half mile of Middle Raccoon River frontage flows through this property, with CRP bordering the southwest portion and heavy evergreens and hardwoods to the north and east. When walking through the river valley, it feels more like Montana than Iowa.

There are two entry points consisting of gated access from the north and a private road with full deeded access from the south. A cut trail through the timber allows easy access to multiple locations throughout the property. Power runs along 300th Street providing a great building location to overlook the river valley and surrounding farm fields! Step right outside your front door and walk to the deer or turkey blind. You will

certainly have an opportunity to tag out consistently with the heavy wildlife population that calls this farm home. Stay cool walking the Middle Coon when it's shallow or fishing it when she's running high!

The 59.5 +/- total acres are made up of approximately 10 +/- acres in row crop, 20 +/- acres in CRP, and the remainder in various species of timber, including big bur oaks dropping acorns as an additional food source for the wildlife. The crop ground is cash rented at \$1,700 annually and the current CRP contracts pay \$4,483 a year until 2028. This beautiful farm is conveniently located just 2 miles off paved Velvet Avenue, 5 miles from Coon Rapids, and 17 miles to Carroll. Call Aaron Creger to schedule your private tour today while this one is still available!



PROPERTY FEATURES

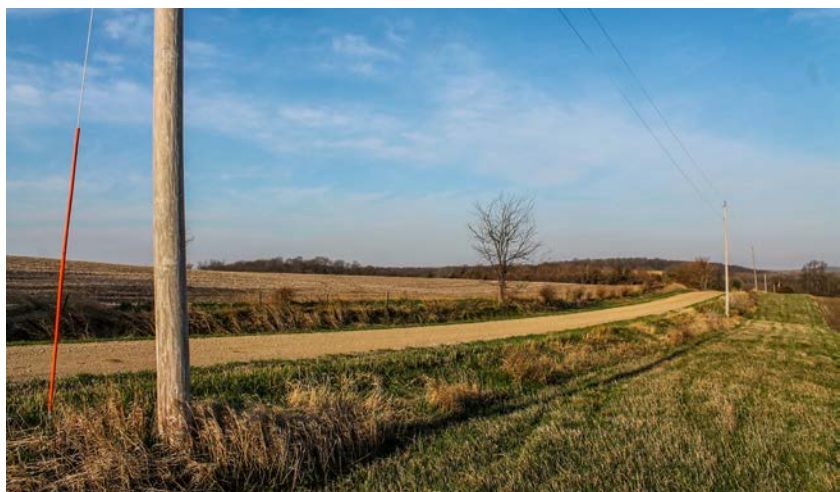
PRICE: **\$535,500** | COUNTY: **CARROLL** | STATE: **MISSOURI** | ACRES: **59.5**

- 59.5 +/- total acres
- 10 +/- row crop acres rented at \$1,700 annually (open for 2026 season)
- Average CSR2 rating of 58.8
- 20 +/- acres in CRP paying \$4,483 annually
- ½ mile of Middle Raccoon River frontage
- Mix of evergreens and hardwoods
- Gated access from the north
- Deeded private drive easement from the south
- Power located on 300th Street
- Build site opportunities
- Secluded recreational paradise
- Heavy deer, turkey, and wildlife population
- Deer blind stays
- Access trails on and to the property
- 2 miles off paved Velvet Ave
- 5 miles to Coon Rapids
- 17 miles to Carroll



BUILD SITE OPPORTUNITIES

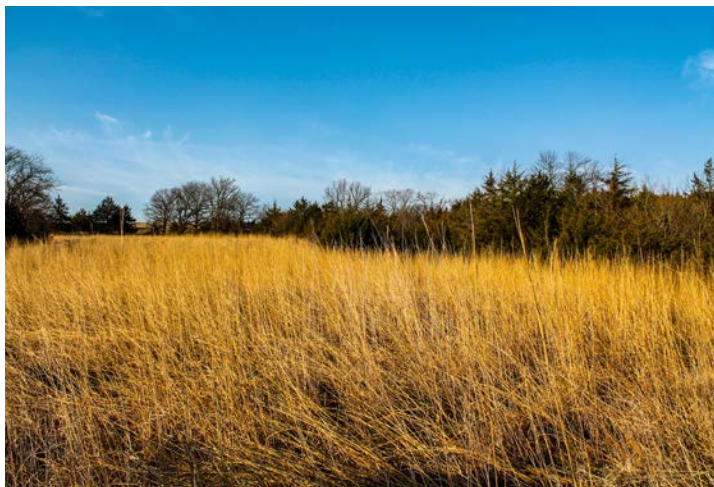
A cut trail through the timber allows easy access to multiple locations throughout the property. Power runs along 300th Street providing a great building location to overlook the river valley and surrounding farm fields!



GATED ACCESS



20 +/- ACRES OF CRP



MIX OF EVERGREENS AND HARDWOODS

The remainder of acreage is in various species of timber, including big bur oaks dropping acorns as an additional food source for the wildlife.



HUNTING OPPORTUNITIES



MIDDLE RACCOON RIVER FRONTAGE



AERIAL MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Boundary Center: 41° 55' 0.57, -94° 43' 42.01

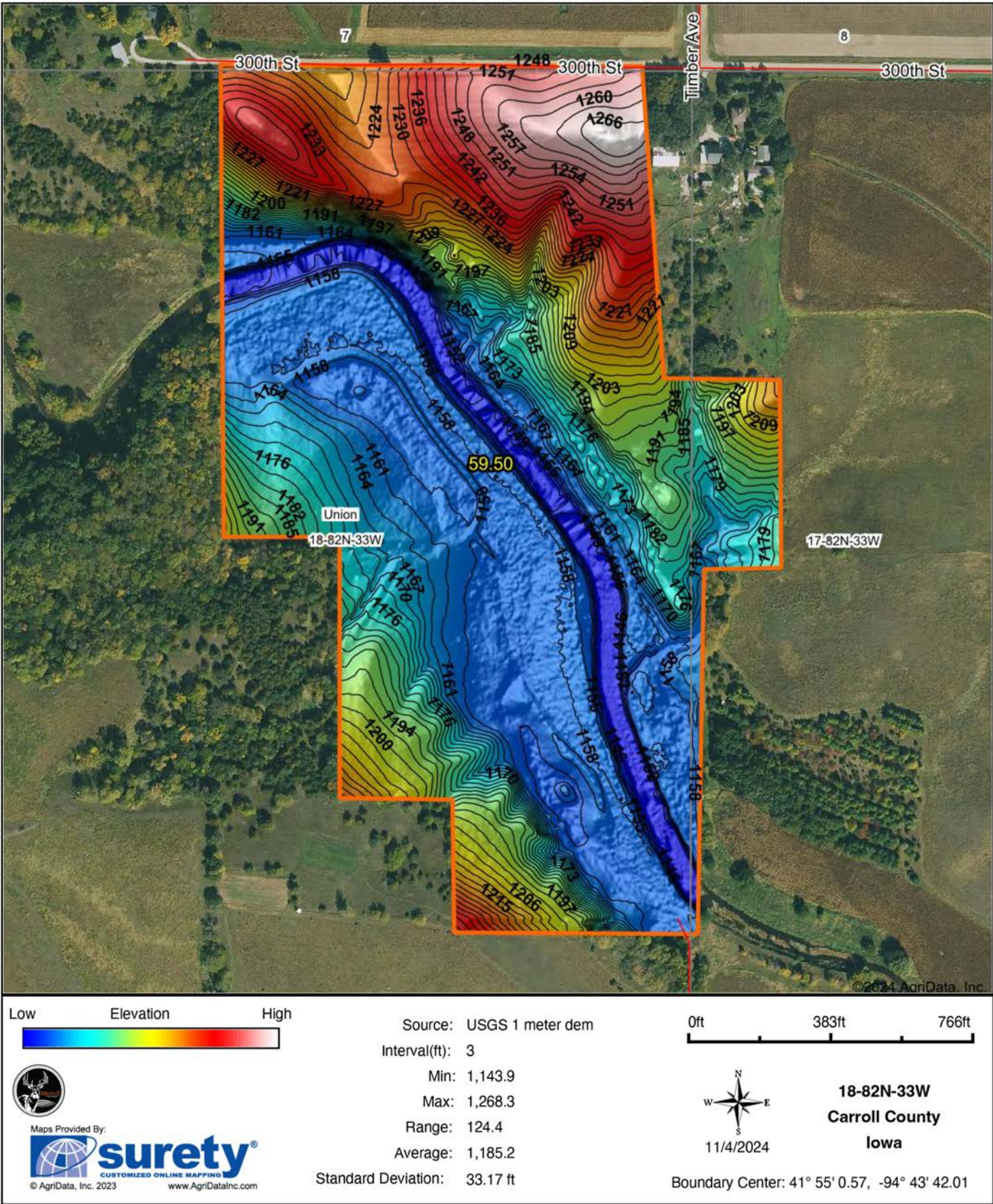
18-82N-33W
Carroll County
Iowa

0ft 506ft 1013ft

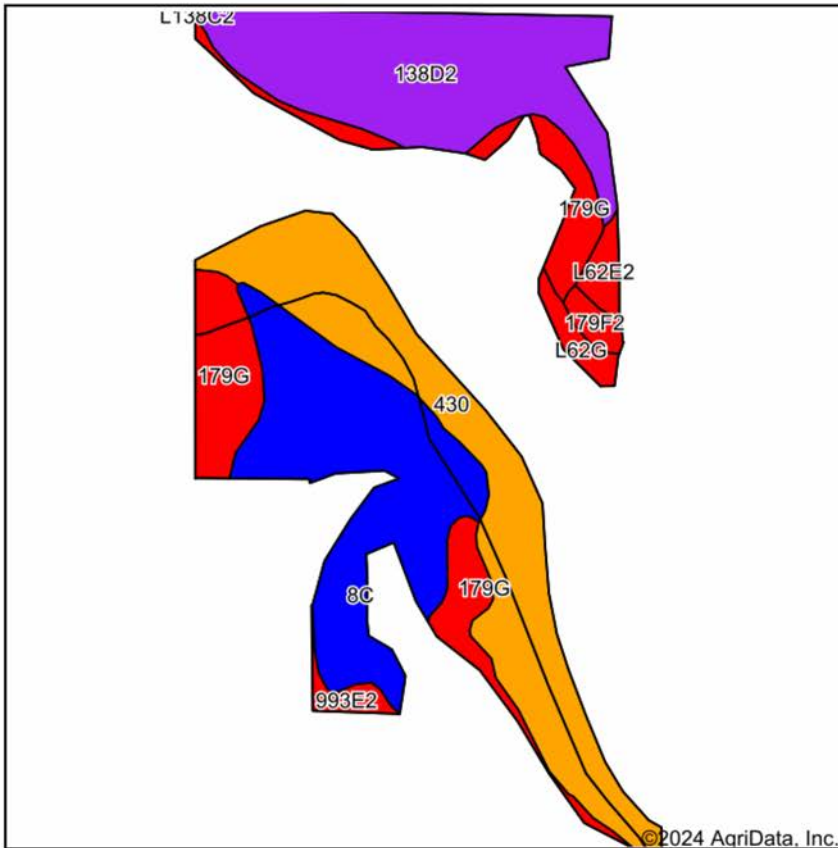


11/4/2024

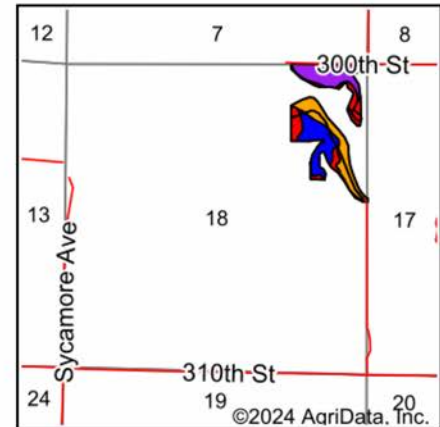
HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Carroll**
 Location: **18-82N-33W**
 Township: **Union**
 Acres: **30.4**
 Date: **11/4/2024**



Maps Provided By:



Area Symbol: IA027, Soil Area Version: 28

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	8.33	27.4%		Ilw	203.2	58.9	77	81	90	90	86
8C	Judson silty clay loam, deep loess, 5 to 9 percent slopes	7.83	25.8%		Ille	214.4	62.2	87	67	89	88	77
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	7.76	25.5%		Ille	176.0	51.0	52	54	69	69	61
179G	Gara loam, dissected till plain, 25 to 40 percent slopes	4.76	15.7%		Vlle	100.8	29.2	5	5	22	22	11
L62G	Belview loam, Bemis moraine, 22 to 40 percent slopes	0.49	1.6%		Vlle	0.0	0.0	10		24	24	18
L62E2	Storden loam, Bemis moraine, 10 to 22 percent slopes, moderately eroded	0.46	1.5%		IVe	0.0	0.0	32		58	58	57
993E2	Gara-Armstrong loams, 14 to 18 percent slopes, moderately eroded	0.40	1.3%		Vle	91.2	26.4	28	10	69	69	50
179F2	Gara loam, dissected till plain, 18 to 25 percent slopes, eroded	0.37	1.2%		Vlle	115.2	33.4	16	13	55	55	36
Weighted Average					3.52	174.2	50.5	58.8	*-	*n 71.5	*n 71.2	*n 62.9

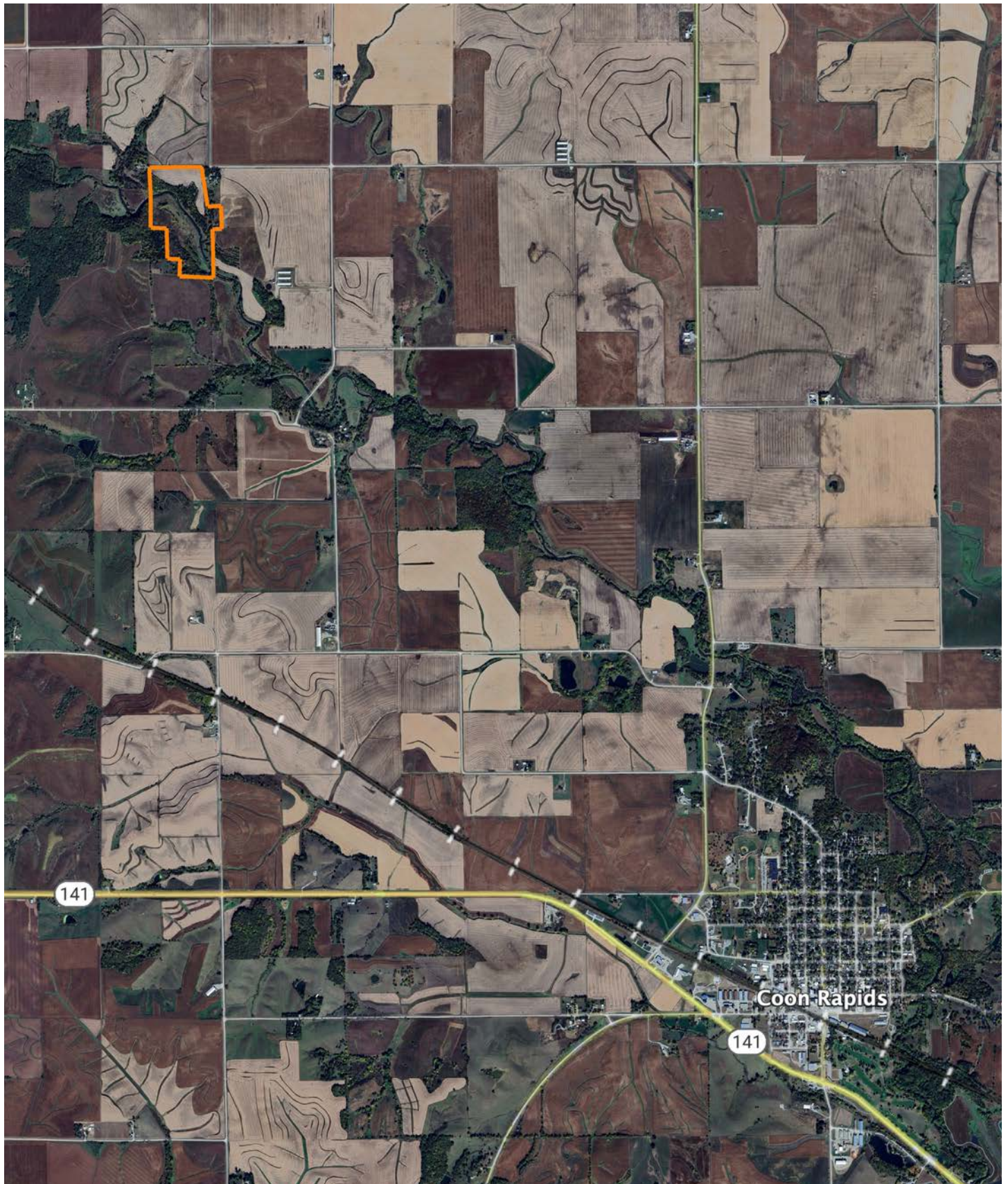
**IA has updated the CSR values for each county to CSR2.

*- 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

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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This property is being offered by Midwest Land Group, LLC, 7111 W. 151st Street, Ste. 27, Overland Park, KS 66223, 913.674.8010. Licensed in AR, IL, IA, KS, KY, LA, MN, MS, MO, MT, NE, OH, OK, SD, TN, TX, WI, and WY.