

MIDWEST LAND GROUP PRESENTS

24 ACRES

# JEFFERSON COUNTY, IA

1449 COLOMBINE BOULEVARD, PACKWOOD, IA 52580



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



MIDWEST LAND GROUP IS HONORED TO PRESENT

# BEAUTIFUL SECLUDED JEFFERSON COUNTY ACREAGE WITH A STOCKED POND

Welcome to this secluded 24 +/- acre property, offering a perfect blend of privacy, nature, and modern comfort. It is truly the dream setup for a family looking for a timbered acreage, featuring an abundance of wildlife, including deer, turkey, and morel mushroom hunting. With trails throughout the property, a family ride in your UTV can be a nightly tradition.

The spacious 4 bedroom, 3 bathroom home, built in 2001, boasts over 3,200 finished square feet of living space. The open-concept kitchen and dining area are perfect for entertaining, with custom hickory cabinets and trim crafted from the very trees on the property. Enjoy the warmth of an in-floor heating system throughout, and two separate fireplaces adding to the cozy atmosphere.

Step outside the walk-out basement, which leads to a concrete patio, or relax on the first-story deck and enjoy the peaceful views of the surrounding woods and pond. The attached 2-car garage provides easy access to your home, while the 30'x40' metal building with concrete

floors, power, and water offers plenty of room for storage and all of your projects. There is also a 64 square foot matching shed for additional storage.

A 1 acre stocked pond adds to the beauty of the property, making it a perfect spot for fishing or simply unwinding around a campfire. The property also features walnut and hickory timber with potential value for the right buyer.

Conveniently located just 12 miles from Fairfield and 24 miles to Ottumwa, this home is situated in the Pekin Community School District. The property offers rural water from Wapello Rural Water and electricity from Access Energy with a 500 gallon propane tank and a septic system which will be updated for the new buyers.

This inviting property is a rare find and offers a wonderful balance of rural living and easy access to nearby towns. Don't miss out on the opportunity to make this retreat your own!





# PROPERTY FEATURES

PRICE: **\$529,000** | COUNTY: **JEFFERSON** | STATE: **IOWA** | ACRES: **24**

- 23.95 acres (22.33 in Forest Reserve)
- Secluded, 4 bed, 3 bath home - built in 2001
- Over 3,200 finished square feet
- In-floor heating system
- Open kitchen and dining space
- Kitchen cabinets and trim made from hickory off the property
- 2-car attached garage
- Walk-out basement with concrete patio
- First story deck
- 2 fireplaces
- Water provided by Wapello Rural Water
- Electric provided by Access Energy
- 30'x40' metal building with concrete floors power and water
- 64 sq. ft. matching shed
- 1 acre stocked pond
- Walnut and hickory timber value
- Deer and turkey hunting
- Morel mushrooms
- Pekin Community School District
- 12 miles from Fairfield
- 24 miles from Ottumwa





# 1 ACRE STOCKED POND

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# TIMBERED ACREAGE & HUNTING

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# OVER 3,200 FINISHED SQUARE FEET

The spacious 4 bedroom, 3 bathroom home, built in 2001, boasts over 3,200 finished square feet of living space. The open-concept kitchen and dining area are perfect for entertaining, with custom hickory cabinets and trim crafted from the very trees on the property.





# FIRST STORY DECK

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# SECLUDED

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# 30'X40' METAL BUILDING & MATCHING SHED





# AERIAL MAP



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Boundary Center: 41° 5' 46.68, -92° 7' 37.86

0ft 323ft 646ft



Maps Provided By:



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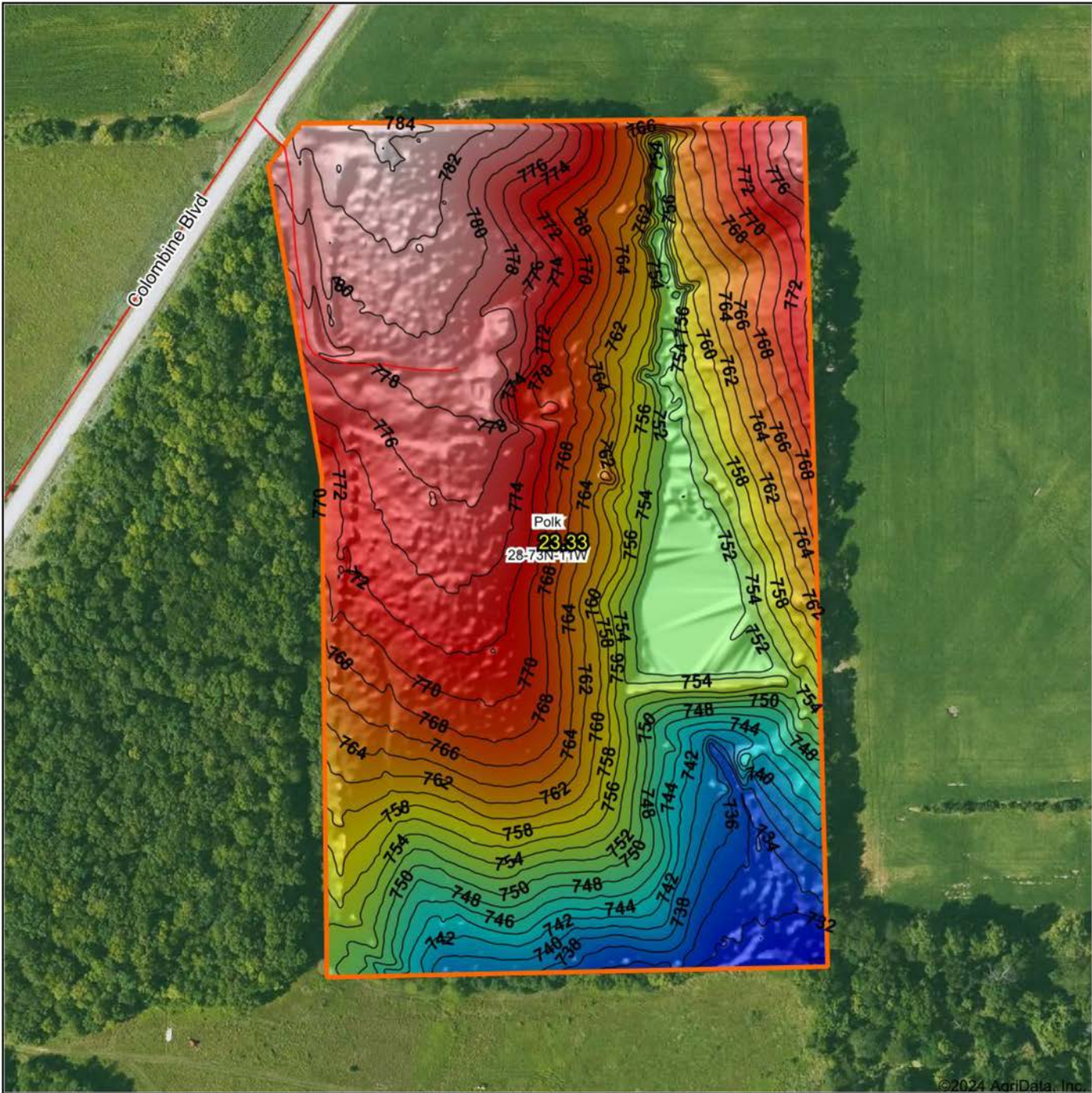
28-73N-11W  
Jefferson County  
Iowa



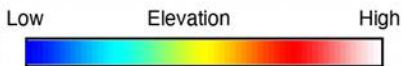
11/25/2024



# HILLSHADE MAP

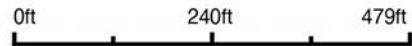


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Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Source: USGS 1 meter dem  
 Interval(ft): 2  
 Min: 729.7  
 Max: 786.1  
 Range: 56.4  
 Average: 762.6  
 Standard Deviation: 13.45 ft



11/25/2024

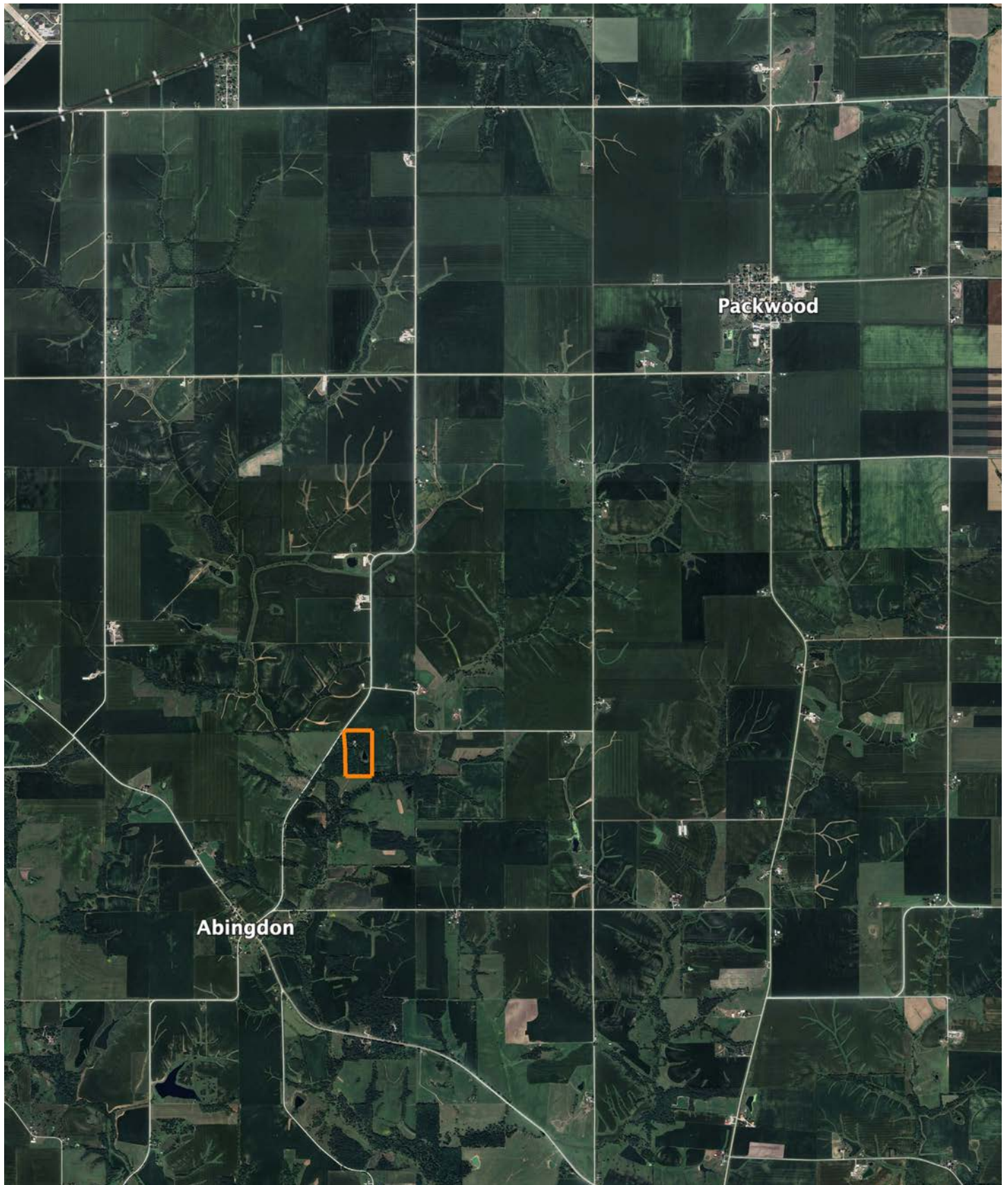
**28-73N-11W**  
**Jefferson County**  
**Iowa**

Boundary Center: 41° 5' 46.68, -92° 7' 37.86



# OVERVIEW MAP

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# 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

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**MidwestLandGroup.com**

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