

MIDWEST LAND GROUP PRESENTS

2.82 ACRES IN

WARREN COUNTY IOWA

15420 140TH AVENUE, INDIANOLA, IA 50125



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

GORGEOUS NEW CONSTRUCTION ACREAGE IN INDIANOLA - NO COVENANTS, NO LIMITS

Discover the perfect blend of modern living and rural charm on this stunning 2.82 acre property in Warren County. With no covenants or HOA restrictions, this slice of paradise offers endless possibilities - ideal for a hobby farm, building a shop or barn, or simply enjoying wide-open space just outside of town.

Step inside this thoughtfully designed 4 bedroom, 3 bath home with 2,381 square feet of finished living space, including a zero-entry layout from the oversized 3-car garage, complete with a hot/cold water hydrant and plenty of room for tools, toys, or projects.

The open-concept main level features a vaulted ceiling living room accented by faux wood beams and a cozy fireplace, large windows that flood the space with natural light. Enjoy the gourmet kitchen with quartz countertops, butler's pantry, and direct access to the expansive back deck, plumbed with a gas line, perfect for outdoor grilling and entertaining.

The primary suite is a private retreat, boasting French doors to the front deck, a trayed ceiling, a walk-in tiled shower, dual vanities, and a spacious closet with laundry hook-ups.

The fully finished basement offers two additional bedrooms, a full bath, rough-ins for a wet bar, and ample storage. The layout is great for guests or multi-generational living.

Enjoy over 700 square feet of deck space, custom landscaping, a stone walkway, and a daylight gutter & drain tile system to keep your property looking pristine.

Located just 1 mile off paved Highway 65, less than 5 miles to downtown Indianola, and only 22 miles to Des Moines International Airport, this is the rare acreage that offers peaceful country living without sacrificing convenience.



PROPERTY FEATURES

PRICE: **\$595,000** | COUNTY: **WARREN** | STATE: **IOWA** | ACRES: **2.82**

- 2.82 acres of blank canvas in Warren County
- No covenants or HOAs
- Perfect size for a hobby farm with plenty of room for your animals
- Multiple locations for a shop or barn
- Extra deep, extra-wide attached 3-car garage with hot/cold hydrant
- Over 700 sq. ft. of front and back deck space
- Back deck access from garage or kitchen with gas line for grilling
- 2,381 total sq. ft. of finished living space
- 4 bedrooms, 3 bathrooms, & 2 separate living rooms
- Open concept kitchen with large granite island & butler's pantry
- Vaulted living room ceilings with fireplace and faux wood beams
- Large windows for tons of natural lighting
- Zero-entry layout from the garage
- Primary suite has French doors to the front deck, trayed ceiling, walk in tiled shower, dual vanity sinks, & large closet with laundry hook-ups
- Fully finished basement with 2 bedrooms, full bath, rough ins for a wet bar, and ample storage
- Custom landscaping, stone walkway, with daylight gutter, & drain tile system
- 1 mile off paved Hwy 65
- Less than 5 miles to downtown Indianola
- 22 miles to Des Moines International Airport



2,381 TOTAL SQ. FT.

Step inside this thoughtfully designed 4 bedroom, 3 bath home with 2,381 square feet of finished living space, including a zero-entry layout from the oversized 3-car garage.



4 BED, 3 BATH, & 2 LIVING ROOMS



FULLY FINISHED BASEMENT



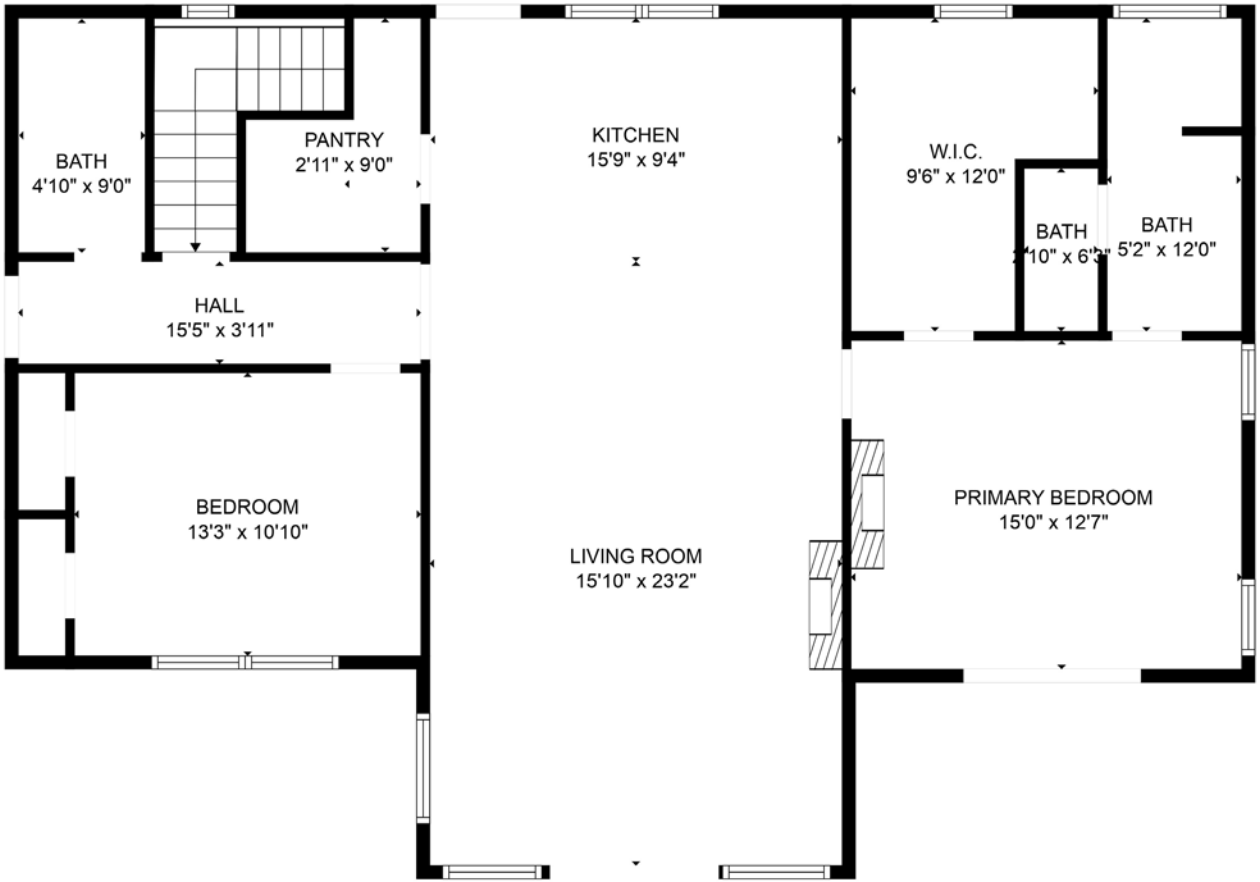
VAULTED LIVING ROOM



700 SQ. FT. OF DECK SPACE

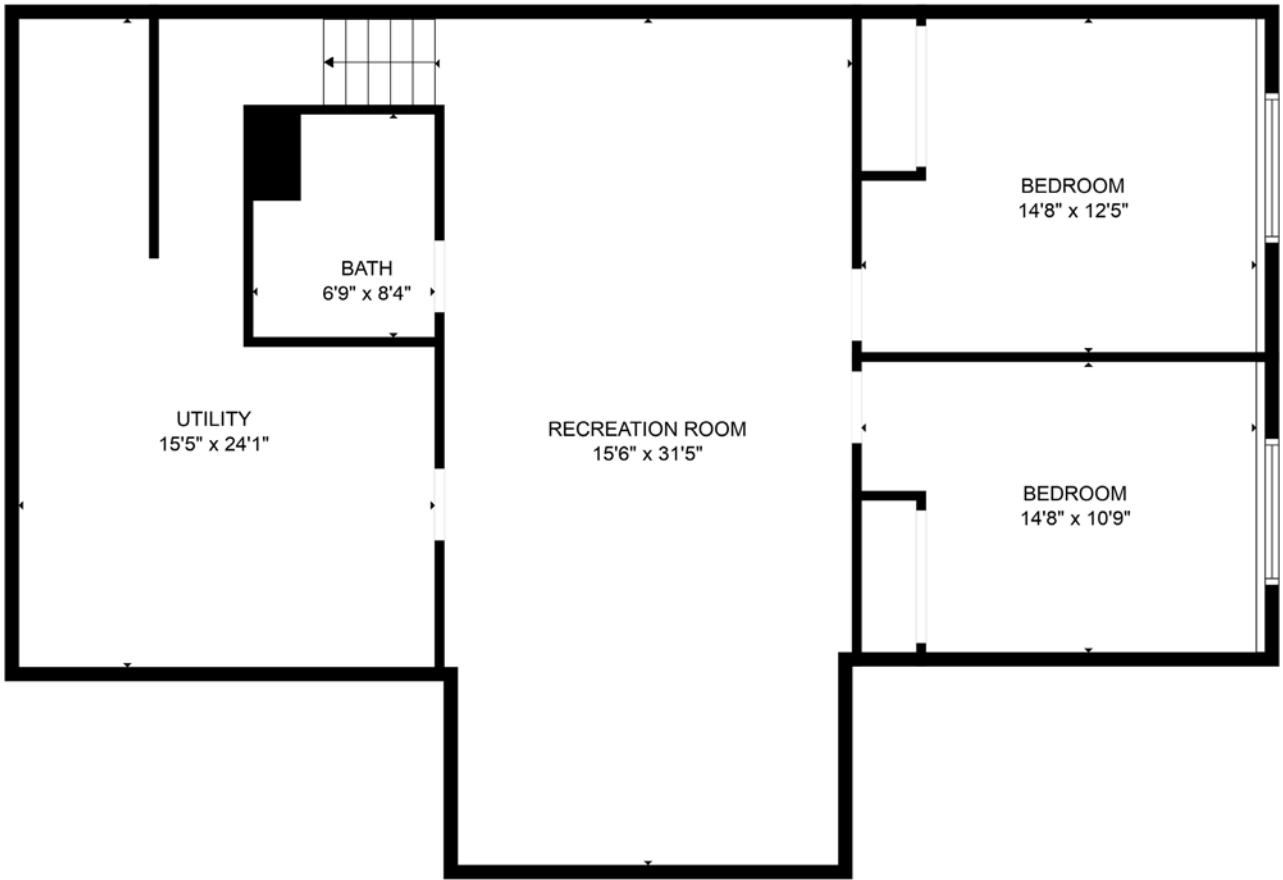


FLOOR PLAN - MAIN FLOOR



TOTAL: 2195 sq. ft
BELOW GROUND: 914 sq. ft, FLOOR 2: 1281 sq. ft
EXCLUDED AREAS: UTILITY: 295 sq. ft
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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AERIAL MAP



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Maps Provided By:



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Boundary Center: 41° 18' 2.19, -93° 32' 22.26

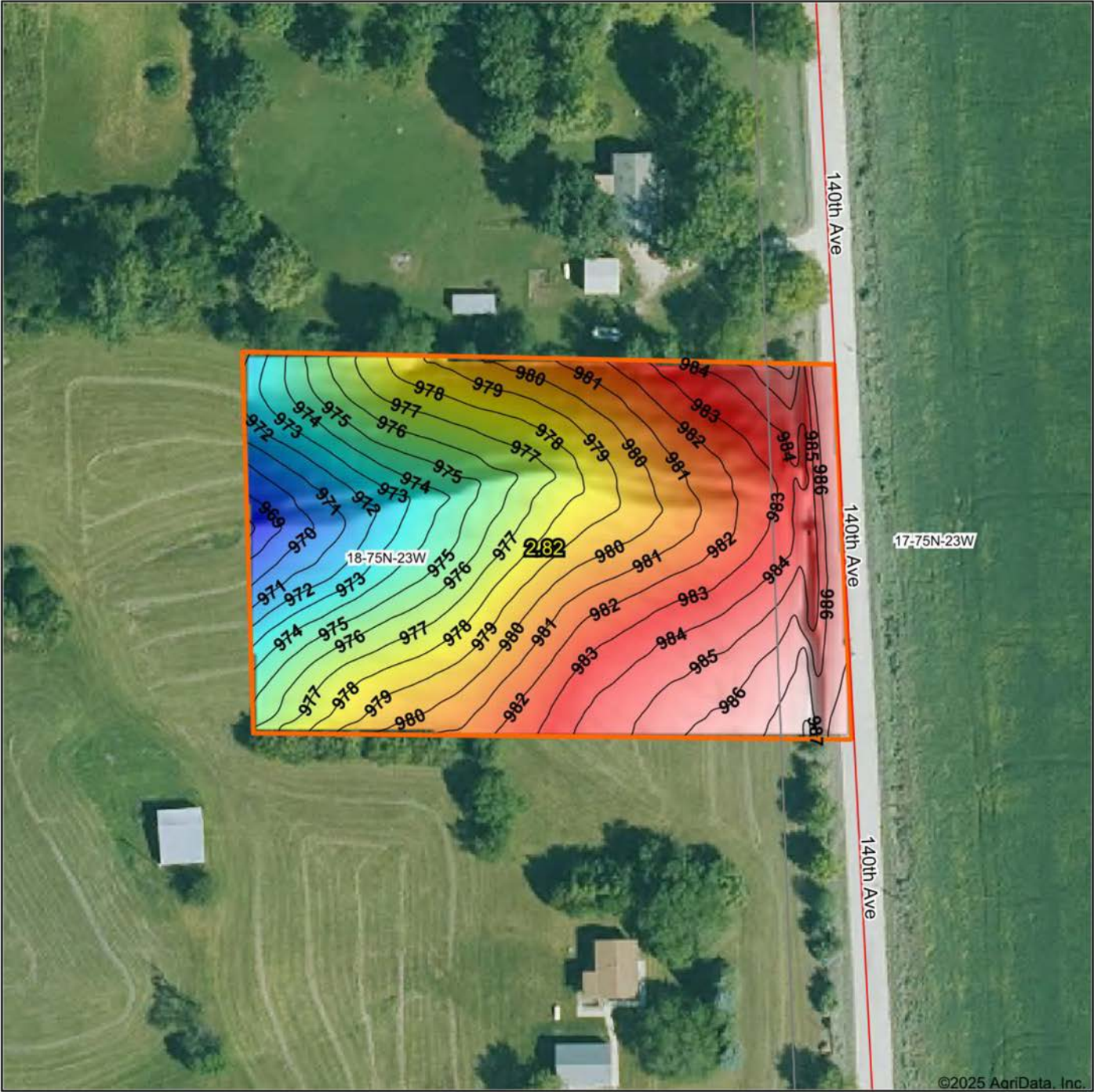
18-75N-23W
Warren County
Iowa

0ft 116ft 232ft



4/23/2025

TOPOGRAPHY MAP



Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 1

Min: 967.8

Max: 988.3

Range: 20.5

Average: 979.3

Standard Deviation: 4.59 ft

0ft 115ft 230ft



4/23/2025

18-75N-23W

Warren County

Iowa

Boundary Center: 41° 18' 2.19, -93° 32' 22.26

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

515.705.4561

ACreger@MidwestLandGroup.com



MidwestLandGroup.com

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.