

MIDWEST LAND GROUP PRESENTS

10.1 ACRES IN

DALLAS COUNTY IOWA

19724 365TH STREET, EARLHAM, IA 50072



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

ENDLESS POSSIBILITIES ON 10 +/- PRIVATE ACRES - IDEAL LIVE/WORK SETUP NEAR EARLHAM

Discover the unique blend of rural privacy and commercial potential with this remarkable 10.1 +/- acre property, perfectly situated on the Dallas/Madison County line. With no covenants or HOA restrictions, this versatile acreage offers the freedom to live, work, and expand as you see fit.

At the heart of the property is an oversized barndominium featuring 3 bedrooms and a full basement, delivering nearly 3,300 unfinished square feet of customizable living space. The upper-level walkout deck provides gorgeous views of the timber and countryside.

Attached is a massive 7,500 square foot fully insulated shop, a dream setup for any business needing serious workspace and storage. The shop is fully heated and has concrete floors with floor drains, four oversized overhead doors, two office spaces, and two restrooms.

This setup is perfect for a construction company, trades business, or entrepreneur needing room to grow. Enjoy

ample space for additional buildings, and equipment storage, or convert the 2 +/- acres of row crop into pasture or hay ground for your animals.

This property is conveniently located just 2 miles from Earlham, less than 2 miles from I-80, and only 15 miles to West Des Moines. Positioned in the highly desirable Earlham School District, you can't overlook this as a great location for families with children.

Looking for more land? An additional 12.7 +/- acre attached parcel is available. These acres are made up of multiple metal buildings, barns, gated runs, and an outdoor arena for the equestrian buyer.

Whether you're building your dream homestead or expanding your business footprint, this unique property offers rare flexibility, space, and convenience to make it a reality. Call Aaron Creger directly for more information or to schedule a tour!



PROPERTY FEATURES

PRICE: **\$599,000** | COUNTY: **DALLAS** | STATE: **IOWA** | ACRES: **10.14**

- 10.14 deeded acres of privacy
- Located on the Dallas/Madison County line
- No covenants or HOAs
- Plenty of space for additional buildings and animals
- Oversized, 3 bedroom barndominium layout with basement
- 3,300 total square feet of living area unfinished to customize to your specs
- Walkout deck on the upper level with gorgeous views
- Nearly 7,500 square foot attached shop with space for 2 offices
- Shop: heated, concrete floors, fully insulated, 4 oversized overhead doors, 2 restrooms, floor drains, and three-phase electric
- Perfect for a construction company or any business needing workspace and storage
- Additional 12.7 +/- attached acres available (equine property)
- Approximately 3 +/- acres of row crop ground
- 2 miles to Earlham
- Less than 2 miles to Interstate 80
- 15 miles to West Des Moines
- Earlham School District



BARNDOMINIUM WITH BASEMENT

At the heart of the property is an oversized barndominium featuring 3 bedrooms and a full basement, delivering nearly 3,300 unfinished square feet of customizable living space. The upper-level walkout deck provides gorgeous views of the timber and countryside.



ATTACHED SHOP

Attached is a massive 7,500 square foot fully insulated shop, a dream setup for any business needing serious workspace and storage. The shop is fully heated and has concrete floors with floor drains, four oversized overhead doors, two office spaces, and two restrooms.

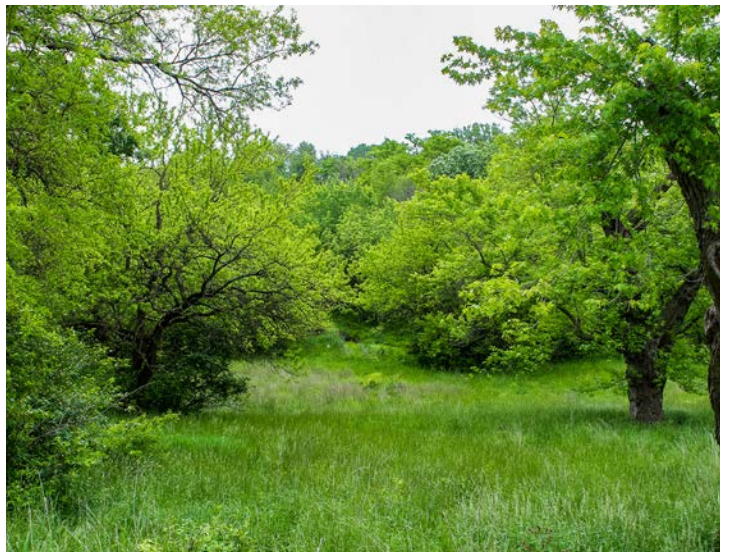


3 +/- ACRES OF ROW CROP GROUND

This setup is perfect for a construction company, trades business, or entrepreneur needing room to grow. Enjoy ample space for additional buildings, and equipment storage, or convert the 3 +/- acres of row crop into pasture or hay ground for your animals.



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



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Boundary Center: 41° 30' 30.51, -94° 5' 44.25

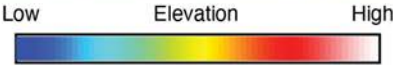
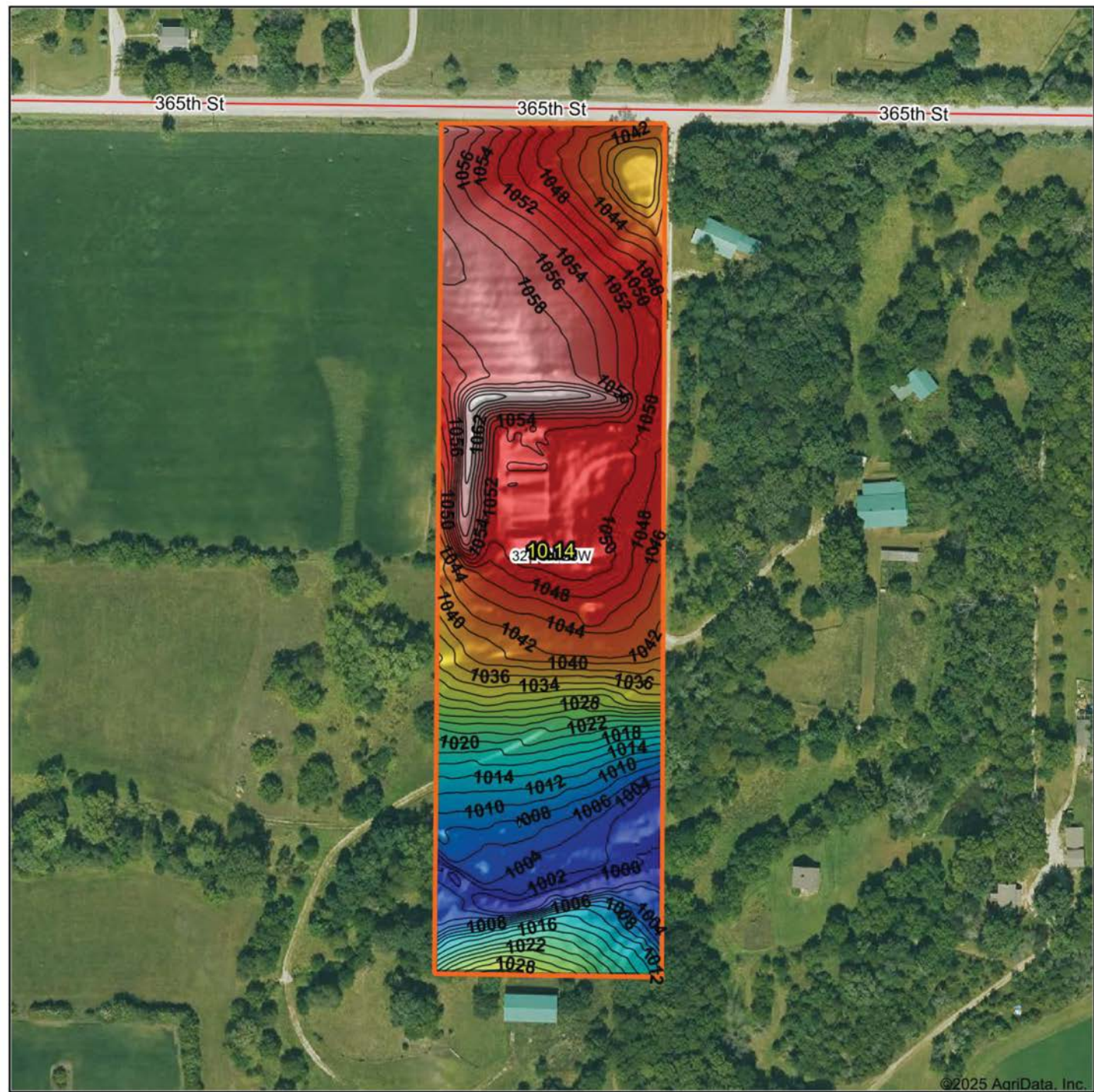
32-78N-28W
Dallas County
Iowa

0ft 259ft 517ft



5/13/2025

HILLSHADE MAP



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 2

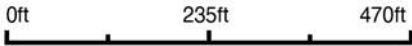
Min: 998.2

Max: 1,067.2

Range: 69.0

Average: 1,037.7

Standard Deviation: 19.62 ft

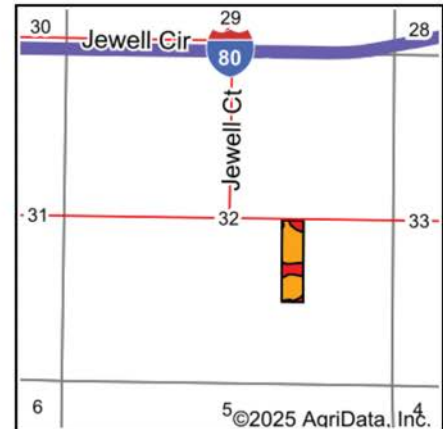
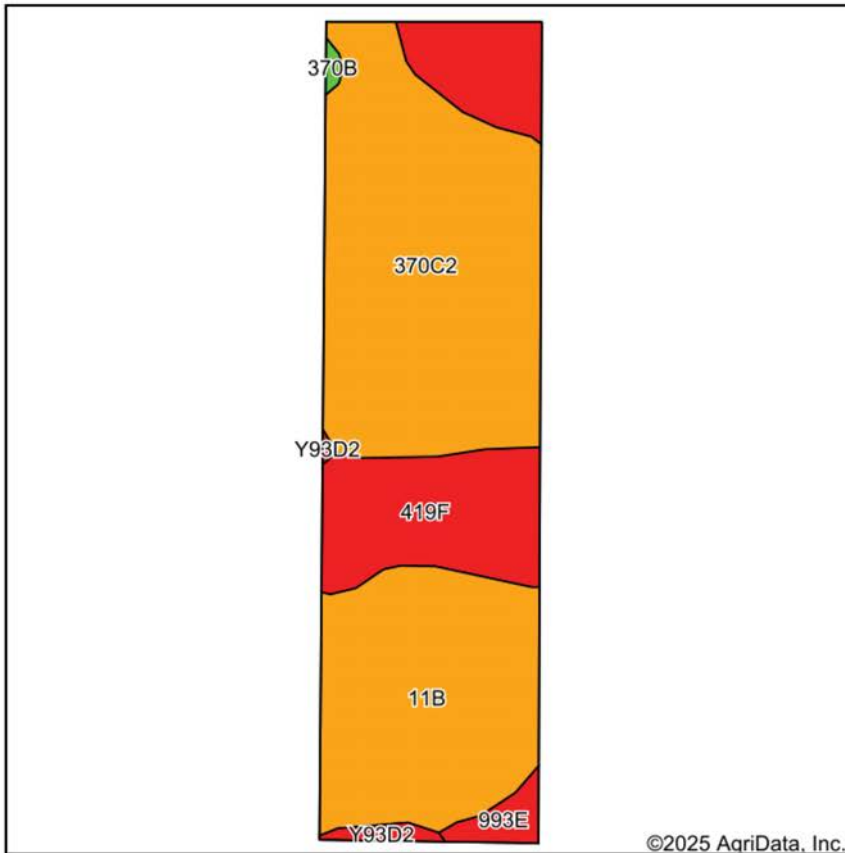


5/13/2025

32-78N-28W
Dallas County
Iowa

Boundary Center: 41° 30' 30.51, -94° 5' 44.25

SOILS MAP



State: **Iowa**
 County: **Dallas**
 Location: **32-78N-28W**
 Township: **Adams**
 Acres: **10.14**
 Date: **5/13/2025**



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

Area Symbol: IA049, Soil Area Version: 31

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
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	4.60	45.3%		IIIe	204.8	59.4	80	67	82	82	66
11B	Colo, occasionally flooded-Ely silty clay loams, dissected till plain, 2 to 5 percent slopes	2.99	29.5%		IIw	204.8	59.4	80	68	87	86	81
419F	Vanmeter silt loam, 14 to 30 percent slopes	2.24	22.1%		VIIe	88.0	25.5	5	7	22	22	15
993E	Gara-Armstrong complex, 14 to 18 percent slopes	0.21	2.1%		VIe	96.0	27.8	18	12	70	70	50
Y93D2	Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded	0.10	1.0%		IIIe	0.0	0.0	35		68	68	50
Weighted Average					3.65	174.7	50.7	61.7	*-	*n 69.8	*n 69.5	*n 58.7

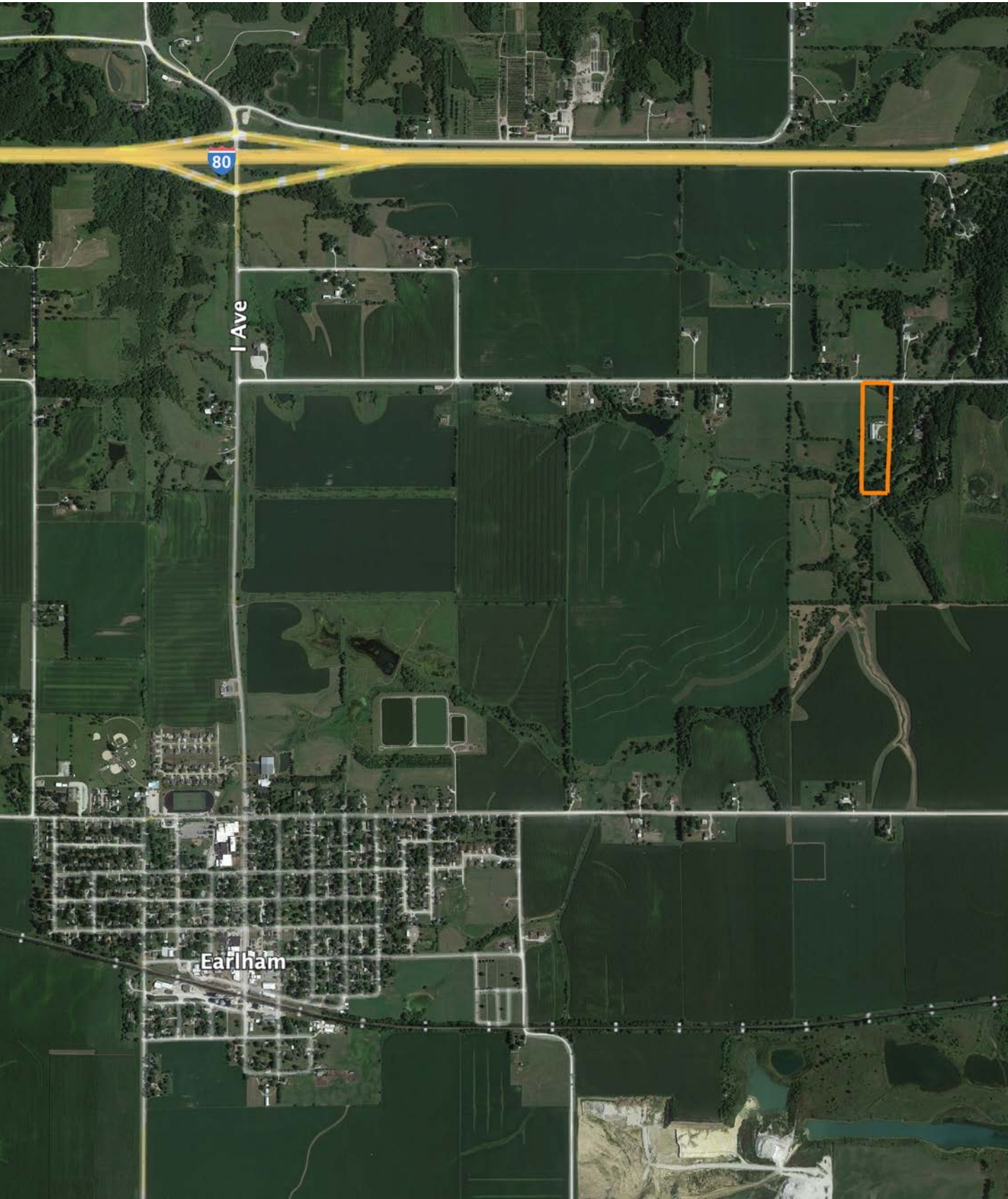
**IA has updated the CSR values for each county to CSR2.

*- 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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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 AL, AR, IL, IN, IA, KS, KY, LA, MN, MS, MO, MT, NE, OH, OK, SD, TN, TX, WI, and WY.