

MIDWEST LAND GROUP PRESENTS

12.7 ACRES IN

DALLAS COUNTY IOWA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HORSE LOVERS PARADISE ON 12.7 +/- ACRES - LIVE, WORK, AND RIDE

Welcome to a true horse lover's paradise on 12.7 +/- deeded acres, located just two miles from Earlham and less than two miles from Interstate 80. Nestled in the Earlham School District and only 15 miles from West Des Moines, this multi-use property offers the perfect blend of rural tranquility, functionality, and convenience. Designed with equestrians in mind, it provides ample space to live, work, and play—all in one place.

At the heart of the property is a 42'x64' metal storage building, already equipped with water, electricity, and septic. It's ready to be finished as an open-concept barndominium tailored to your vision. Nearby, a 30'x40' loafing shed with a lean-to offers shelter and flexibility for livestock or storage.

Equine facilities include a spacious 48'x74' metal horse barn with an 18'x66' addition and covered lean-to. The barn features five large stalls—three of which have private runs—and has room for additional stalls if needed. Comfort and convenience are built-in, with heat, electricity, water, and a dedicated tack room that

can accommodate up to 25 saddles. The barn also includes office space and abundant storage, making it ideal for personal use or a small equine operation. A covered lean-to with benches offers a welcoming space for gatherings, cookouts, or simply relaxing after a day's ride.

A peaceful, spring-fed creek winds through the property, adding natural beauty and a calming ambiance. Outside, the property includes an outdoor riding arena and multiple turnouts, some with covered areas to ensure your horses are protected from the elements. A generous supply of panels and gates will remain with the property, allowing you to customize the layout to fit your needs.

Whether you're starting a horse boarding facility, seeking a countryside retreat, or dreaming of building a home with first-class equine amenities already in place, this property offers a rare opportunity to make that vision a reality. Call Aaron Creger directly for more information or to schedule a private tour.



PROPERTY FEATURES

PRICE: **\$725,000** | COUNTY: **DALLAS** | STATE: **IOWA** | ACRES: **12.7**

- 12.77 deeded acres set up for horse lovers
- Multi-use property to live, work, and play
- 42'x64' metal storage building with water, power, and septic to finish off as an open floor plan barndominium.
- 30'x40' loafing shed with lean-to
- 48'x74' metal horse barn with 18'x66' addition and lean-to
- Barn has 5 stalls, 3 with a run, and room for additional stalls
- Horse barn is equipped with heat, electric, water, and a tack room for 25 saddles
- Office space and plenty of storage inside the horse barn
- Attached covered lean-to with benches perfect for cookouts and gatherings
- Babbling spring-fed creek runs through the property
- Outdoor arena and turnouts with multiple covered areas
- Many extra panels and gates will stay to customize space as needed
- Located 2 miles from Earlham
- Less than 2 miles to Interstate 80
- 15 miles to West Des Moines
- Earlham School District



42'X64' METAL STORAGE BUILDING

At the heart of the property is a 42'x64' metal storage building, already equipped with water, electricity, and septic. It's ready to be finished as an open-concept barndominium tailored to your vision.



30'X40' LOAFING SHED WITH LEAN-TO



SPRING-FED CREEK



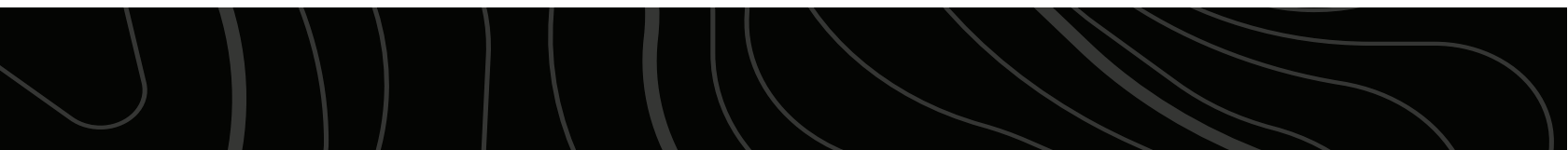
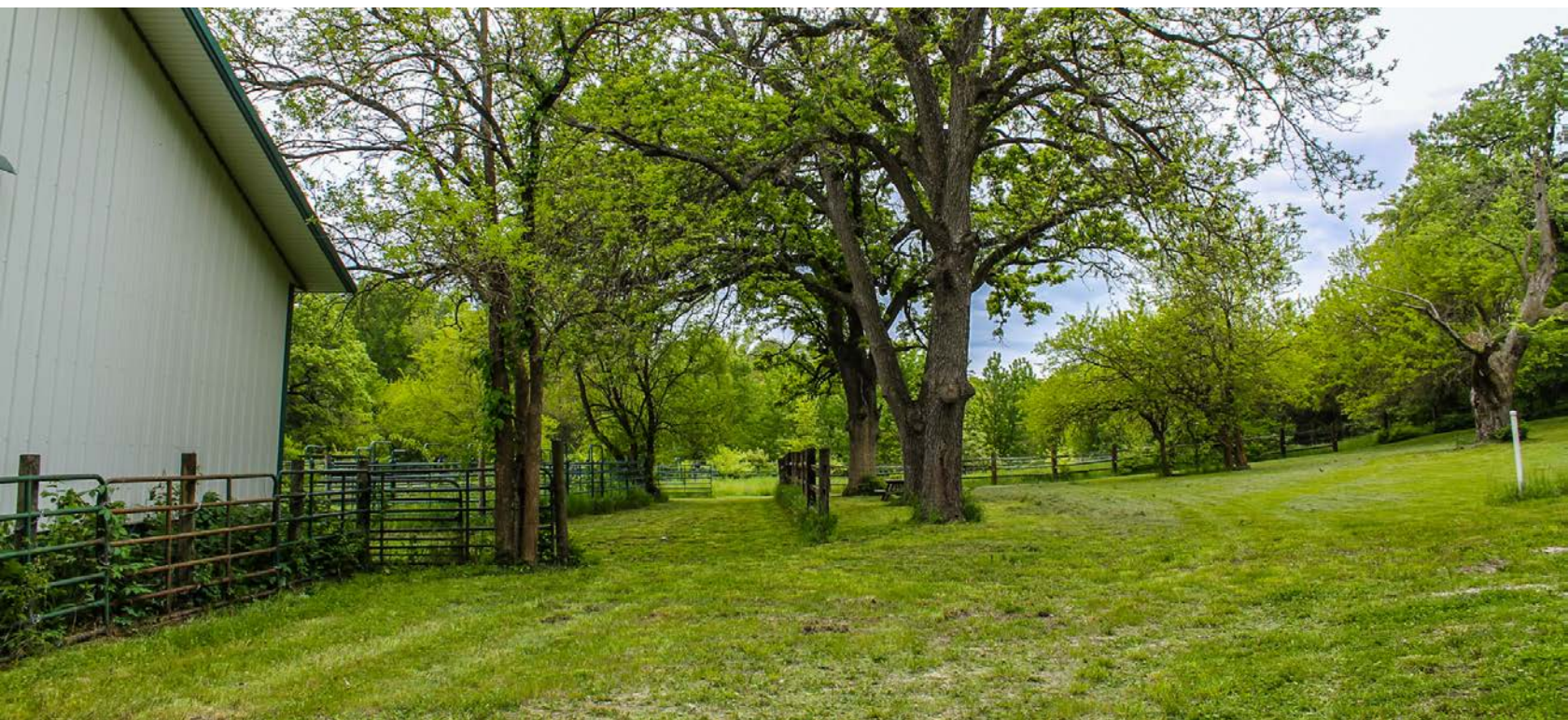
48'X74' METAL HORSE BARN

Equine facilities include a spacious 48'x74' metal horse barn with an 18'x66' addition and covered lean-to. The barn features five large stalls—three of which have private runs—and has room for additional stalls if needed. Comfort and convenience are built-in, with heat, electricity, water, and a dedicated tack room that can accommodate up to 25 saddles.



OUTDOOR ARENA AND TURNOUTS

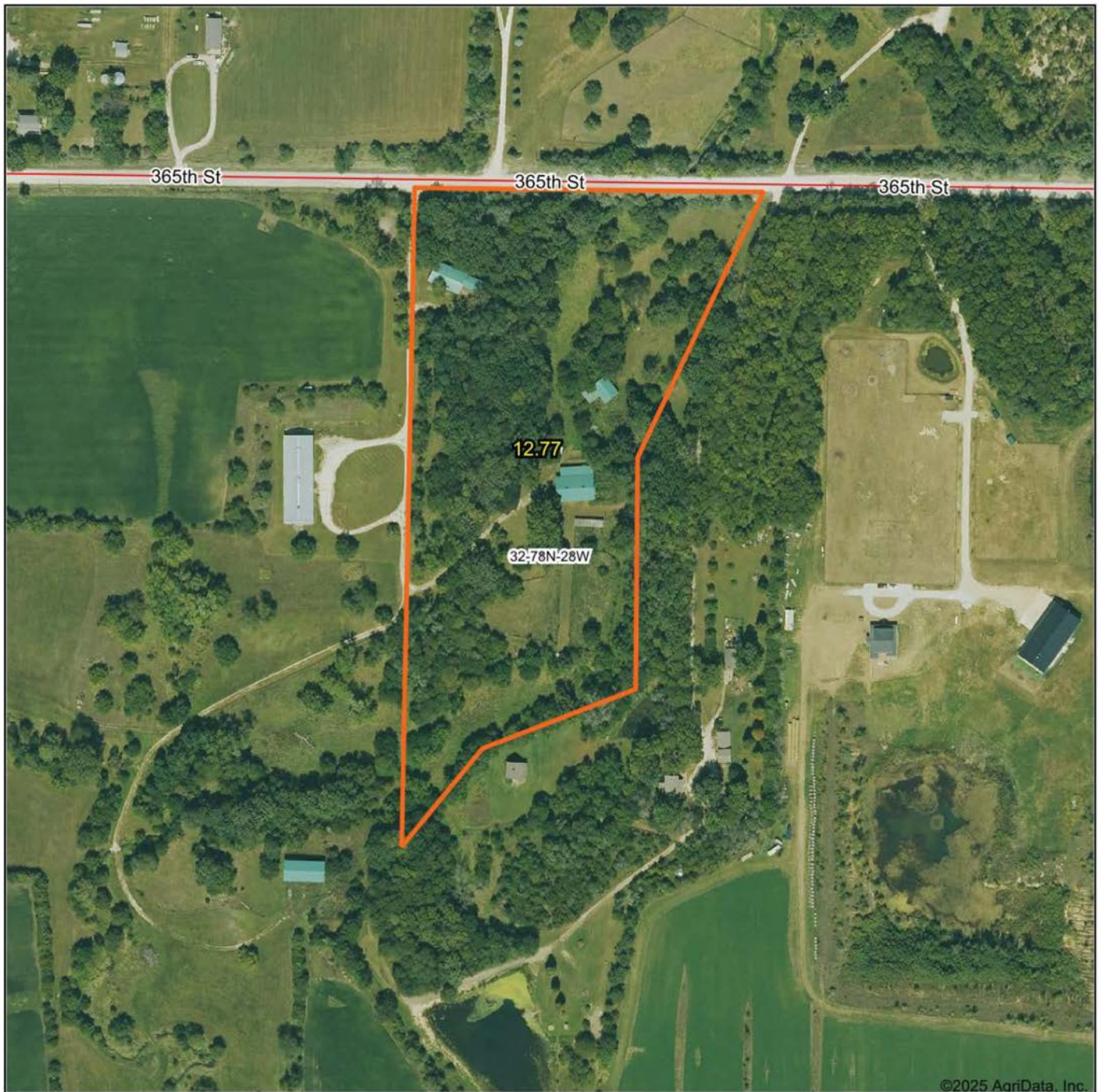
Outside, the property includes an outdoor riding arena and multiple turnouts, some with covered areas to ensure your horses are protected from the elements. A generous supply of panels and gates will remain with the property, allowing you to customize the layout to fit your needs.



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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Boundary Center: 41° 30' 30.53, -94° 5' 37.47

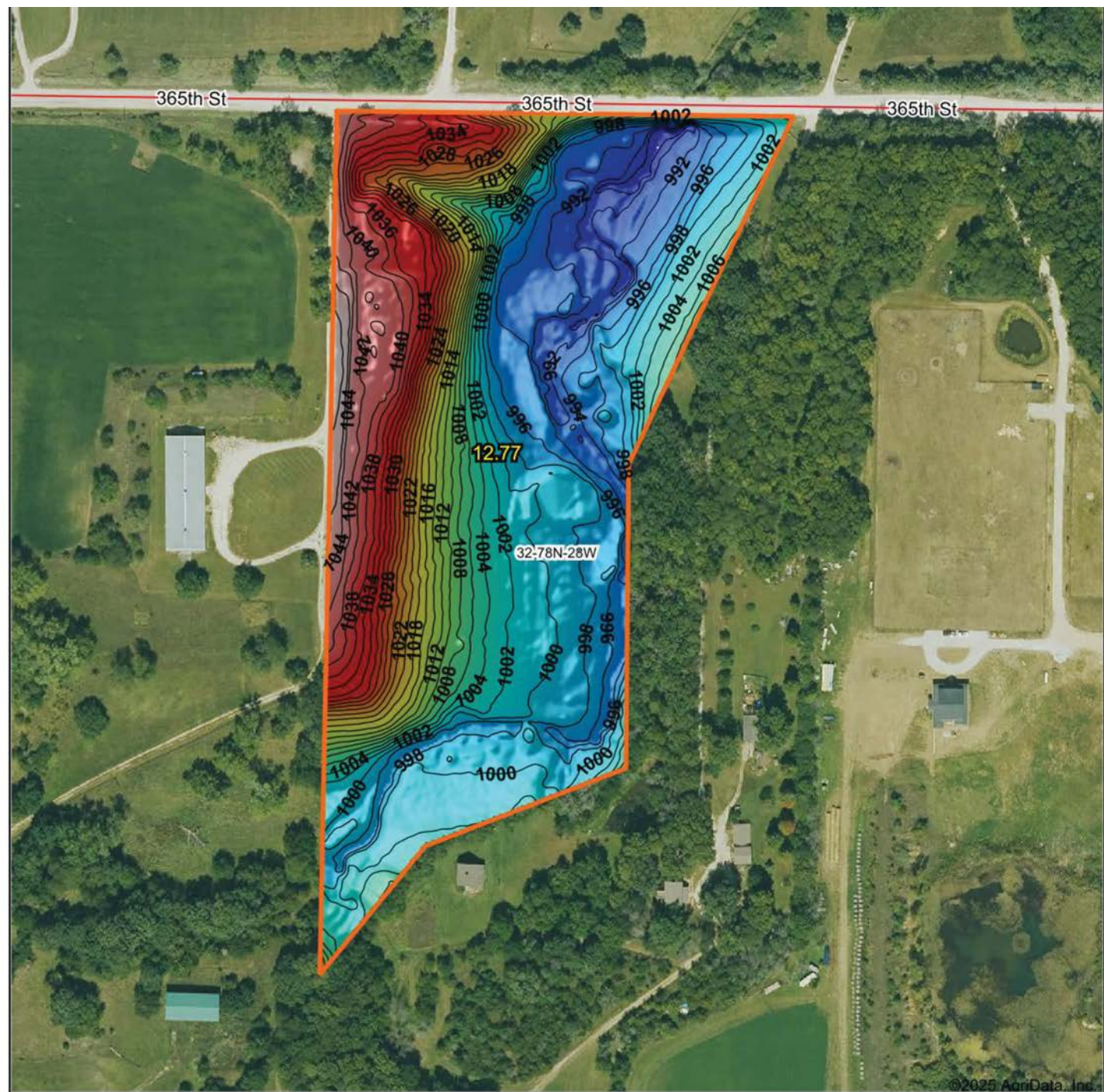
32-78N-28W
Dallas County
Iowa

0ft 306ft 612ft



5/13/2025

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: 986.1
Max: 1,049.3
Range: 63.2
Average: 1,009.5
Standard Deviation: 16.5 ft

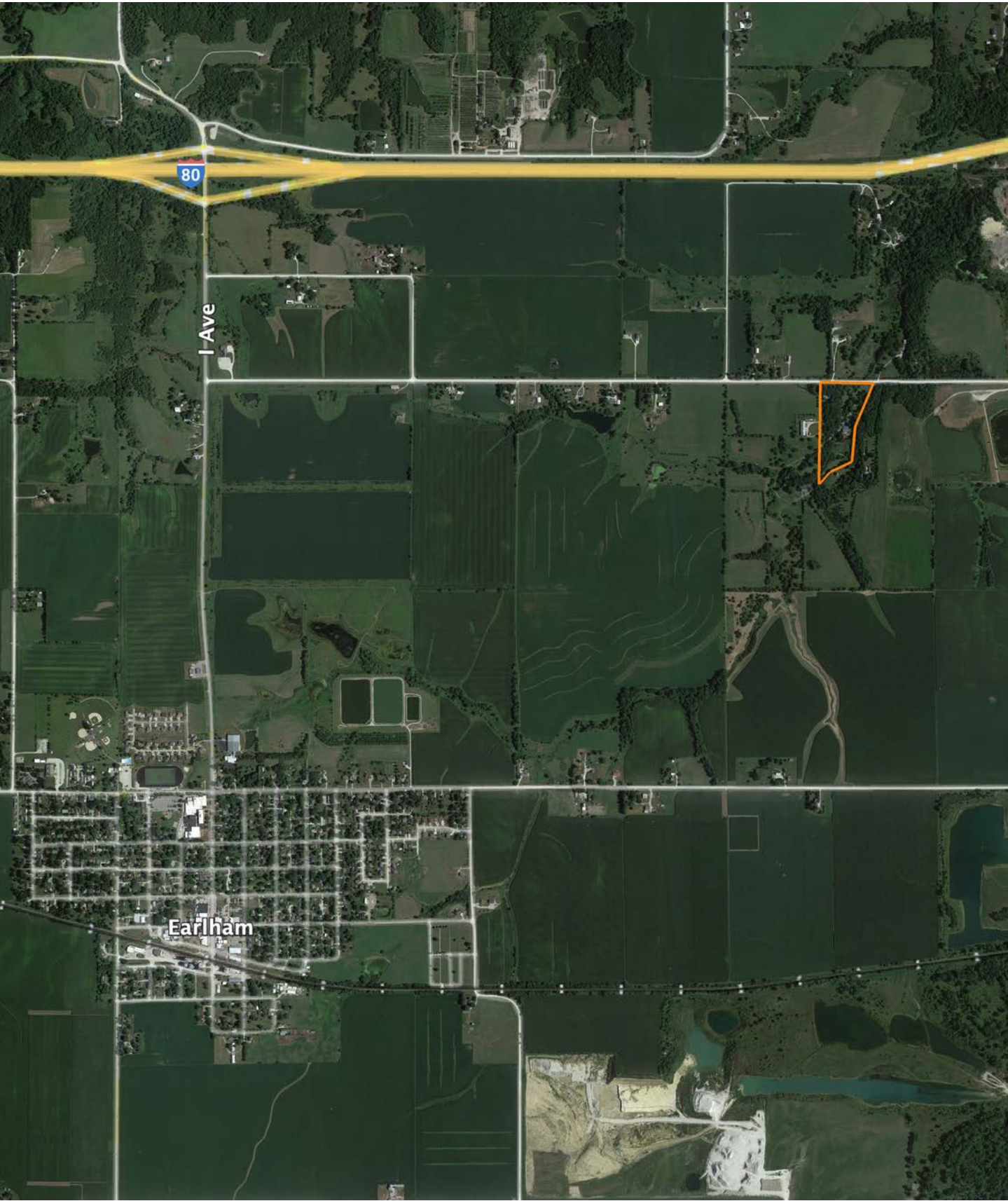


5/13/2025

32-78N-28W
Dallas County
Iowa

Boundary Center: 41° 30' 30.53, -94° 5' 37.47

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, IA, KS, KY, LA, MN, MS, MO, MT, NE, OH, OK, SD, TN, TX, WI, and WY.