

MIDWEST LAND GROUP PRESENTS



WARREN COUNTY, IA

14 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

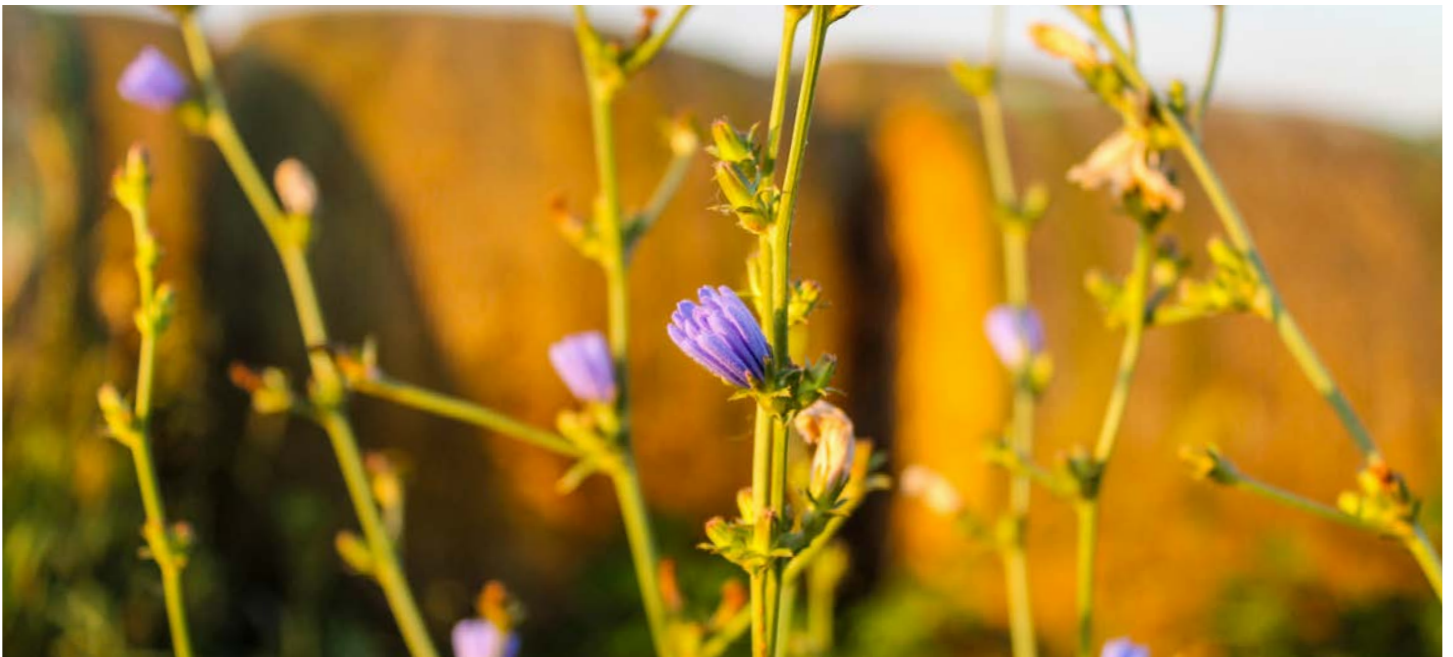
PERFECT WARREN COUNTY HOBBY FARM SITE 30 MINUTES FROM DES MOINES

Midwest Land Group is pleased to present this beautiful 14 +/- acre tract of land located in Warren County, offering a perfect combination of productive ground, scenic views, and utilities. Approximately 2.7 acres are currently in crop rotation, with another 9 +/- acres planted in healthy alfalfa. The land has an average CSR2 rating of 49.9, with solid productivity for a variety of agricultural uses.

Utilities are readily available at the road, including electric service through REC, rural water provided by Warren Water, and high-speed fiber optic internet, making this an excellent site for a future home or homestead. The property features an established entrance on Pierce Street and gently rolling terrain that creates several attractive build sites with picturesque views of the surrounding countryside.

There are no homeowners' associations or restrictive covenants, giving buyers the freedom to build, farm, or homestead without limitations. This land has been well maintained by the same family for over 70 years, and the property lines are negotiable, offering flexibility for your needs. Conveniently located just 4 miles from Saint Mary's, 7.5 miles from New Virginia, and 24 miles from West Des Moines, it also lies within the highly regarded I-35 School District.

This is a great opportunity to own a piece of Iowa's countryside within 30 minutes of the Des Moines metro. Call Aaron Creger today to schedule a showing of this one before it's gone! Some photos may be of the adjoining property which is also available.



PROPERTY FEATURES

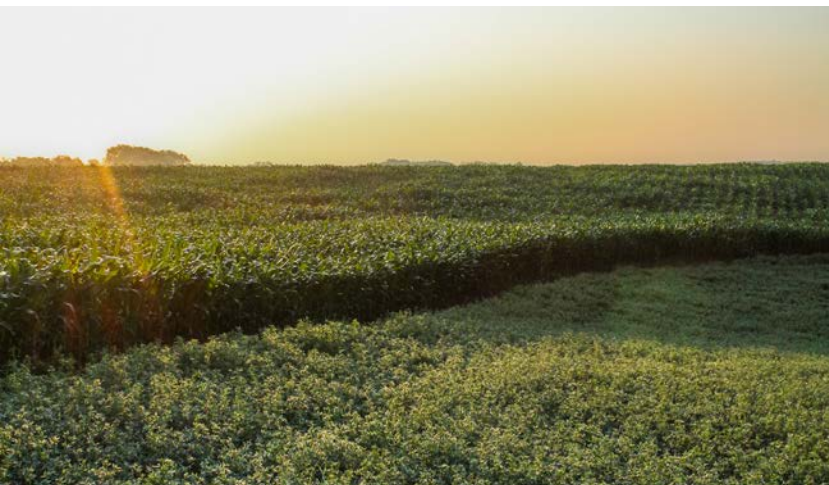
PRICE: **\$215,000** | COUNTY: **WARREN** | STATE: **IOWA** | ACRES: **14**

- 14 +/- acres of Warren County beauty
- Approximately 2.7 acres in crop rotation and 9 +/- acres currently in alfalfa
- Average CSR2 rating of 49.9
- Power at the road serviced by REC
- Rural water at the road serviced by Warren Water
- Fiber optic at the road
- Established entrance on Pierce Street
- Great build sites with gorgeous views
- No HOAs or covenants, ideal for homesteading
- Been in the same family for over 70 years
- Property lines are negotiable
- Located in the I-35 School District
- Located 4 miles from Saint Mary's, 7.5 miles to New Virginia, and 24 miles to West Des Moines



CROP ROTATION AND ALFALFA

Approximately 2.7 acres are currently in crop rotation, with another 9 +/- acres planted in healthy alfalfa. The land has an average CSR2 rating of 49.9, with solid productivity for a variety of agricultural uses.



POWER AT THE ROAD



ENTRANCE ON PIERCE STREET



PROXIMITY TO AMENITIES

Conveniently located just 4 miles from Saint Mary's, 7.5 miles from New Virginia, and 24 miles from West Des Moines, it also lies within the highly regarded I-35 School District.



BUILD SITES WITH GORGEOUS VIEWS

Utilities are readily available at the road, including electric service through REC, rural water provided by Warren Water, and high-speed fiber optic internet, making this an excellent site for a future home or homestead. The gently rolling terrain that creates several attractive build sites with picturesque views of the surrounding countryside.



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



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Boundary Center: 41° 16' 11.96, -93° 41' 57.47

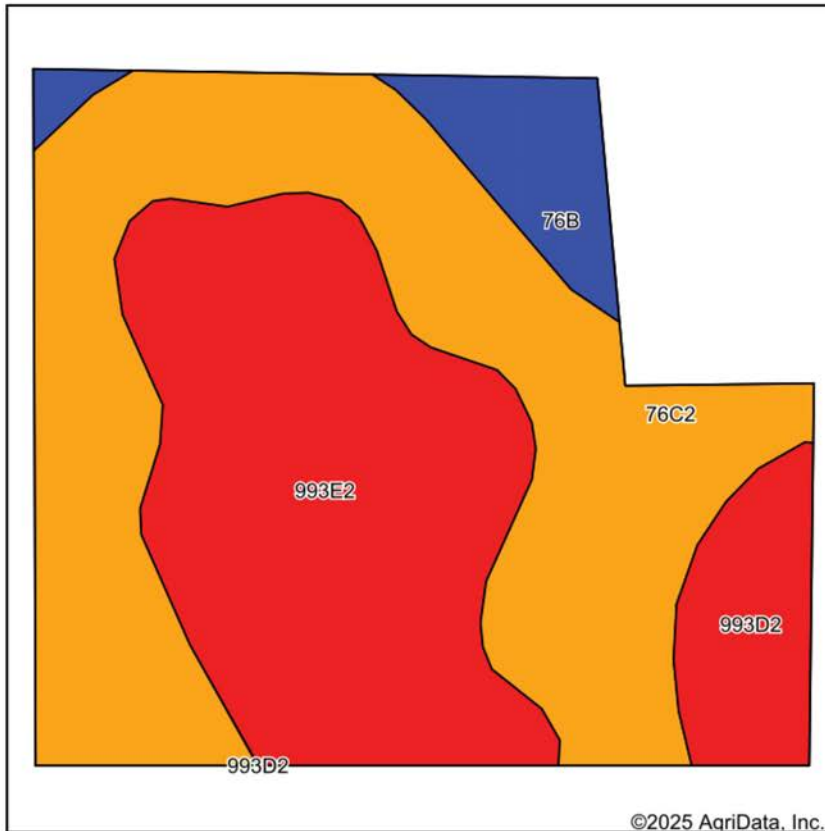
26-75N-25W
Warren County
Iowa

0ft 258ft 516ft



6/18/2025

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Warren**
 Location: **26-75N-25W**
 Township: **Jackson**
 Acres: **14**
 Date: **6/18/2025**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA181, Soil Area Version: 30

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
76C2	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes, eroded	6.73	48.1%		IIIe	192.0	55.7	75	65	77	77	65
993E2	Armstrong-Gara loams, 14 to 18 percent slopes, moderately eroded	5.28	37.7%		VIe	104.0	30.2	17	5	62	62	43
993D2	Armstrong-Gara loams, 9 to 14 percent slopes, moderately eroded	1.06	7.6%		IVe	131.2	38.0	23	20	67	67	48
76B	Ladoga silt loam, 2 to 5 percent slopes	0.93	6.6%		Ile	212.8	61.7	86	85	83	83	77
Weighted Average					4.14	155.6	45.1	49.9	40.3	*n 71	*n 71	*n 56.2

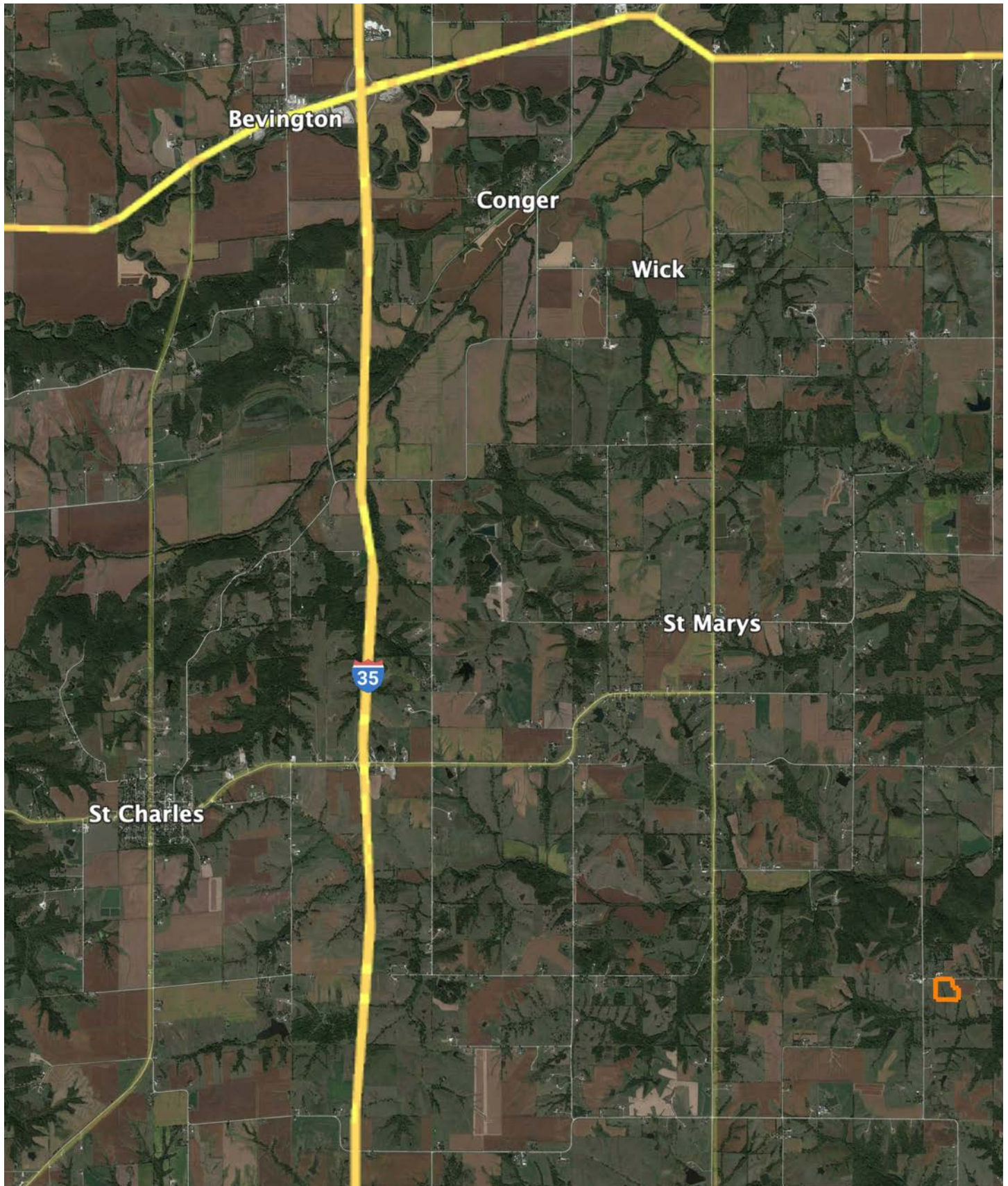
**IA has updated the CSR values for each county to CSR2.

*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

SOIL 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

515.491.9567

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