

MIDWEST LAND GROUP PRESENTS

23.3 ACRES IN

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# WARREN COUNTY IOWA



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# BEAUTIFUL WARREN COUNTY HOMESTEAD SITE WITH INCOME

Welcome to 23.3 +/- acres of scenic Warren County countryside, offering a perfect blend of productive farmland and peaceful rural living. Approximately 7.25 acres are currently in crop rotation, with an additional 12 +/- acres planted in alfalfa, all situated on the ground with an average CSR2 rating of 51.7. The property is well-equipped with utilities at the road, including electric service from REC, rural water through Warren Water, and fiber optic internet.

An established entrance off Pierce Street adds convenient access. With no HOA or covenants, this land presents an excellent opportunity for homesteading, building your dream home, or continuing its agricultural legacy.

The parcel features several potential building sites with beautiful views and has been well-maintained by the same family for over 70 years. You cannot overlook the recreation and hunting opportunities that exist on this farm either.

Property lines are negotiable, giving you flexibility to suit your vision. Located within the I-35 School District, just 4 miles from St. Mary's, 7.5 miles to New Virginia, and only 24 miles to West Des Moines, this property combines rural tranquility with accessible convenience. Call Aaron Creger today for more information or to schedule a time to see this beautiful Warren County farm! Some photos may be of the adjoining property, which is also available.



## PROPERTY FEATURES

PRICE: **\$315,000** | COUNTY: **WARREN** | STATE: **IOWA** | ACRES: **23.3**

- 23.3 +/- acres of Warren County beauty
- Approximately 7.25 acres in crop rotation and 12 +/- acres currently in alfalfa
- Average CSR2 rating of 51.7
- 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

# AGRICULTURAL INCOME

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## MULTIPLE BUILD SITES

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# AERIAL MAP



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Boundary Center: 41° 16' 7.97, -93° 41' 48.98

0ft 269ft 538ft



Maps Provided By:



**26-75N-25W**  
**Warren County**  
**Iowa**



6/18/2025

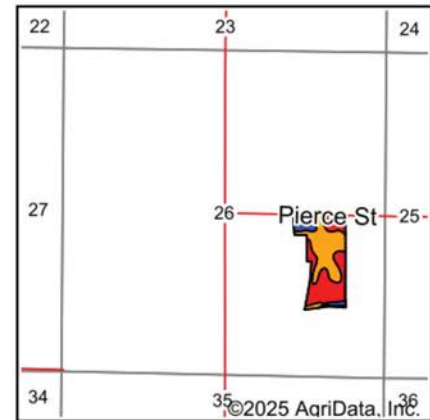
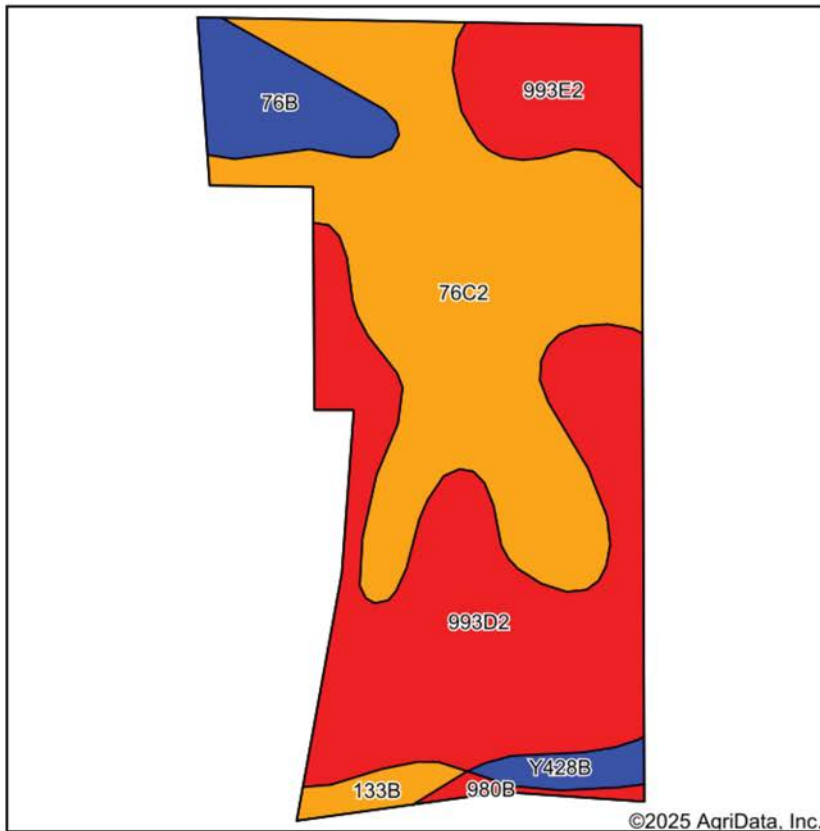
This topographic map displays a field with contour lines indicating elevation. The map is overlaid on an aerial photograph. The field is bounded by a red line, and the surrounding area is green. The map shows a significant elevation change, with a peak of 1012 feet in the upper left and a low of 916 feet in the lower right. The contour lines are labeled with values such as 1008, 1006, 1004, 1002, 998, 996, 994, 992, 990, 988, 986, 984, 982, 980, 978, 976, 974, 972, 970, 968, 966, 964, 962, 960, 958, 956, 954, 952, 950, 948, 946, 944, 942, 940, 938, 936, 934, 932, 930, 928, 926, 924, 922, 920, 918, and 916. A specific point is marked with a red dot and labeled '23.30'. The map is oriented with North at the top, and the label '26-75N-25W' is visible in the center. The map is titled 'Pierce St' at the top and bottom, and 'Pierce St' is also labeled on the right side. The map is dated '©2025 AgriData, Inc.' in the bottom right corner.



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Boundary Center: 41° 16' 7.97, -93° 41' 48.98

# SOILS MAP



State: **Iowa**  
 County: **Warren**  
 Location: **26-75N-25W**  
 Township: **Jackson**  
 Acres: **23.3**  
 Date: **6/18/2025**



Maps Provided By:  
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Soils data provided by USDA and NRCS.

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	10.06	43.2%		IIle	192.0	55.7	75	65	77	77	65	
993D2	Armstrong-Gara loams, 9 to 14 percent slopes, moderately eroded	8.42	36.1%		IVe	131.2	38.0	23	20	67	67	48	
993E2	Armstrong-Gara loams, 14 to 18 percent slopes, moderately eroded	2.09	9.0%		VIe	104.0	30.2	17	5	62	62	43	
76B	Ladoga silt loam, 2 to 5 percent slopes	1.55	6.7%		Ile	212.8	61.7	86	85	83	83	77	
Y428B	Ely silty clay loam, dissected till plain, 2 to 5 percent slopes	0.50	2.1%		Ile	0.0	0.0	88		95	95	79	
133B	Colo silty clay loam, dissected till plain, 2 to 5 percent slopes, occasionally flooded	0.46	2.0%		IIlw	177.6	51.5	74	75	83	80	82	
980B	Gullied land-Ely-Colo, occasionally flooded, complex, 2 to 5 percent slopes	0.22	0.9%		VIIe	88.0	25.5	42	25	10	10	9	
Weighted Average					3.56	158.1	45.9	51.7	*-	*n 72.3	*n 72.3	*n 57.8	

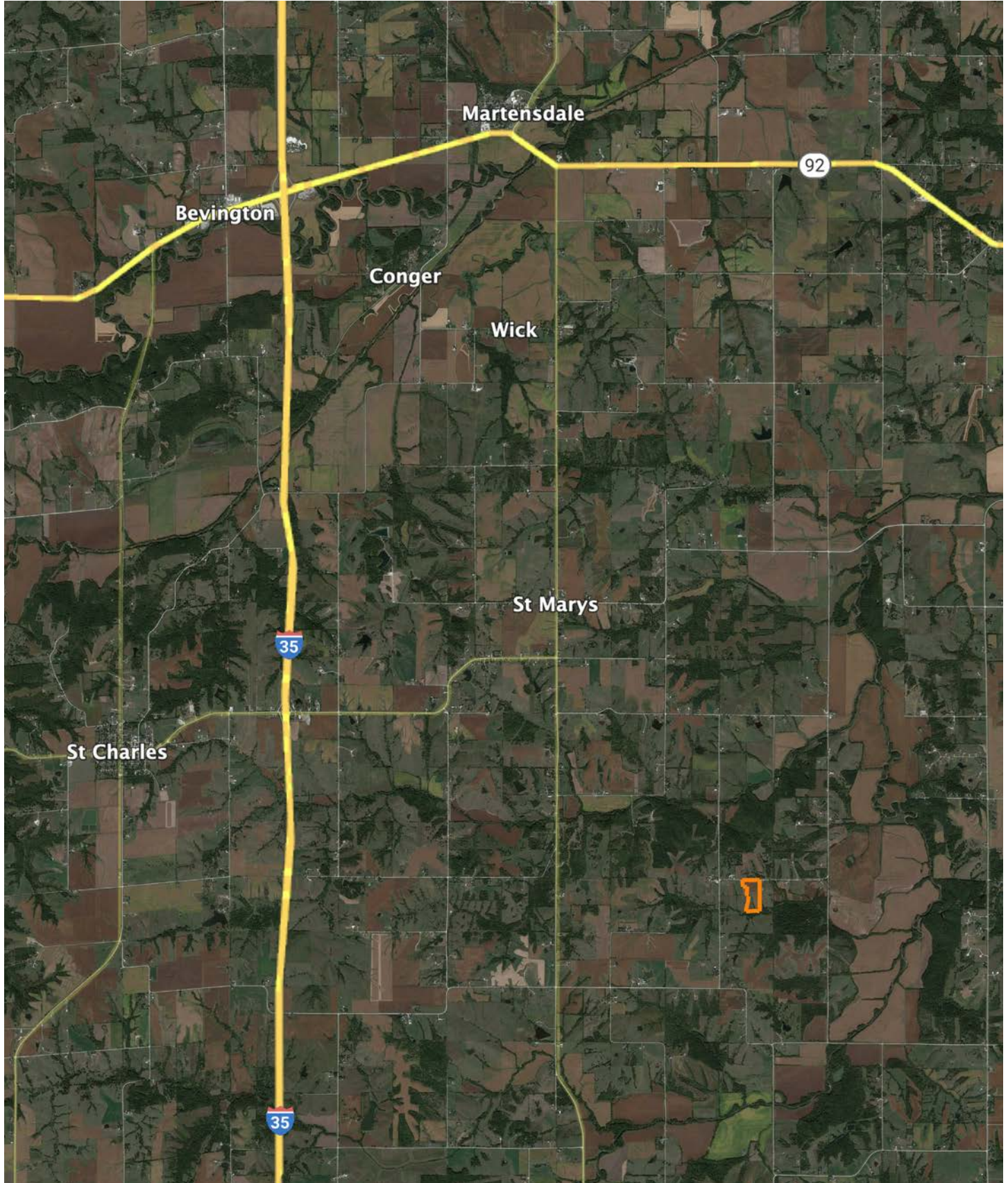
\*\*IA has updated the CSR values for each county to CSR2.

\*- 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

**515.491.9567**

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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.