

MIDWEST LAND GROUP PRESENTS

**3.35 ACRES IN**

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# **MADISON COUNTY IOWA**

**3235 CLANTON CREEK ROAD, LORIMOR, IA 50149**



**MidwestLandGroup.com**



MIDWEST LAND GROUP IS HONORED TO PRESENT

# COMPACT ACREAGE THAT PACKS A PUNCH

You must see this simple yet functionally designed metal post-frame home, built in 2024, that offers 1,280 square feet of living space with an additional 448 square feet of loft area, providing flexibility for extra storage needs. The open-concept layout is enhanced by durable LVP flooring and stylish butcher block countertops, creating a modern yet practical interior. The home includes one spacious bedroom, one full bathroom, an open kitchen, a pantry, and a large living room. All utilities currently operate off propane, and the home is conveniently pre-wired for electric. Rural water is supplied by SIRWA, and a brand-new septic system was installed in 2024. Set on 3.35 deeded acres, the property features over an acre

of fenced pasture, ideal for livestock, along with a 12'x24' barn/shed ready for your animals or storage. A 24'x 32' detached garage/shop adds even more utility, storage, and workspace. With no HOA or covenants, you'll enjoy the freedom to make the property your own with enough space for whatever you can imagine. 19.86 acres directly across the road are also available to add for additional space. Located just 12 miles from Winterset and 38 miles from West Des Moines, this clean, well-maintained homestead offers a peaceful rural lifestyle with convenient access to town. Make this perfectly sized, perfectly priced property yours today before it's gone! Call Aaron Creger at (515) 491-9567 to schedule your showing.





# PROPERTY FEATURES

PRICE: **\$219,000** | COUNTY: **MADISON** | STATE: **IOWA** | ACRES: **3.35**

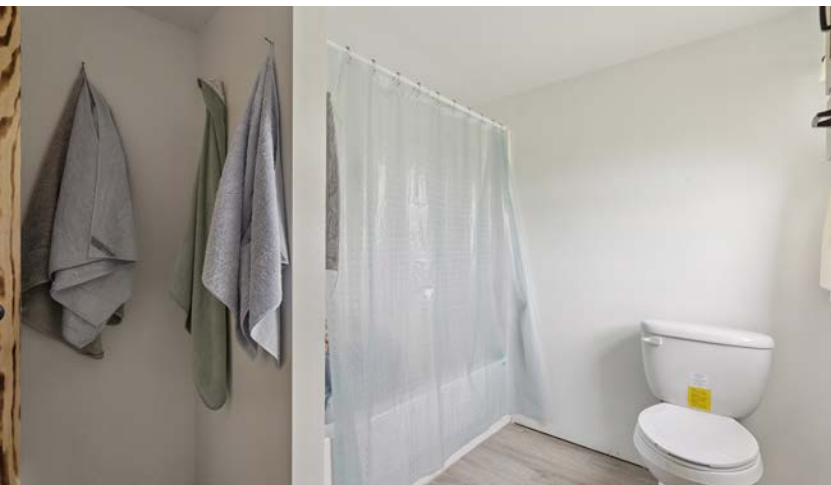
- 1,280 square feet of living space with 448 square foot loft area
- 1 bedroom, 1 bathroom metal post-frame home built in 2024
- Open concept layout with LVP flooring and butcher block countertops
- Propane utilities
- Conveniently pre-wired for electric
- Rural water serviced by SIRWA
- New septic system (2024)
- 24'x32' detached garage/shop
- 12'x24' barn/shed for animals
- 3.35 deeded acres
- 1+ acre of fenced pasture
- No HOAs or covenants
- Very clean, well-maintained property
- 19.86 acres directly across the road are also available
- 12 miles to Winterset
- 38 miles to West Des Moines





# METAL POST-FRAME HOME

The open-concept layout is enhanced by durable LVP flooring and stylish butcher block countertops. The home includes one spacious bedroom, one full bathroom, an open kitchen, a pantry, and a large living room.





## 24'X32' DETACHED GARAGE/SHOP

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## 12'X24' BARN/SHED FOR ANIMALS

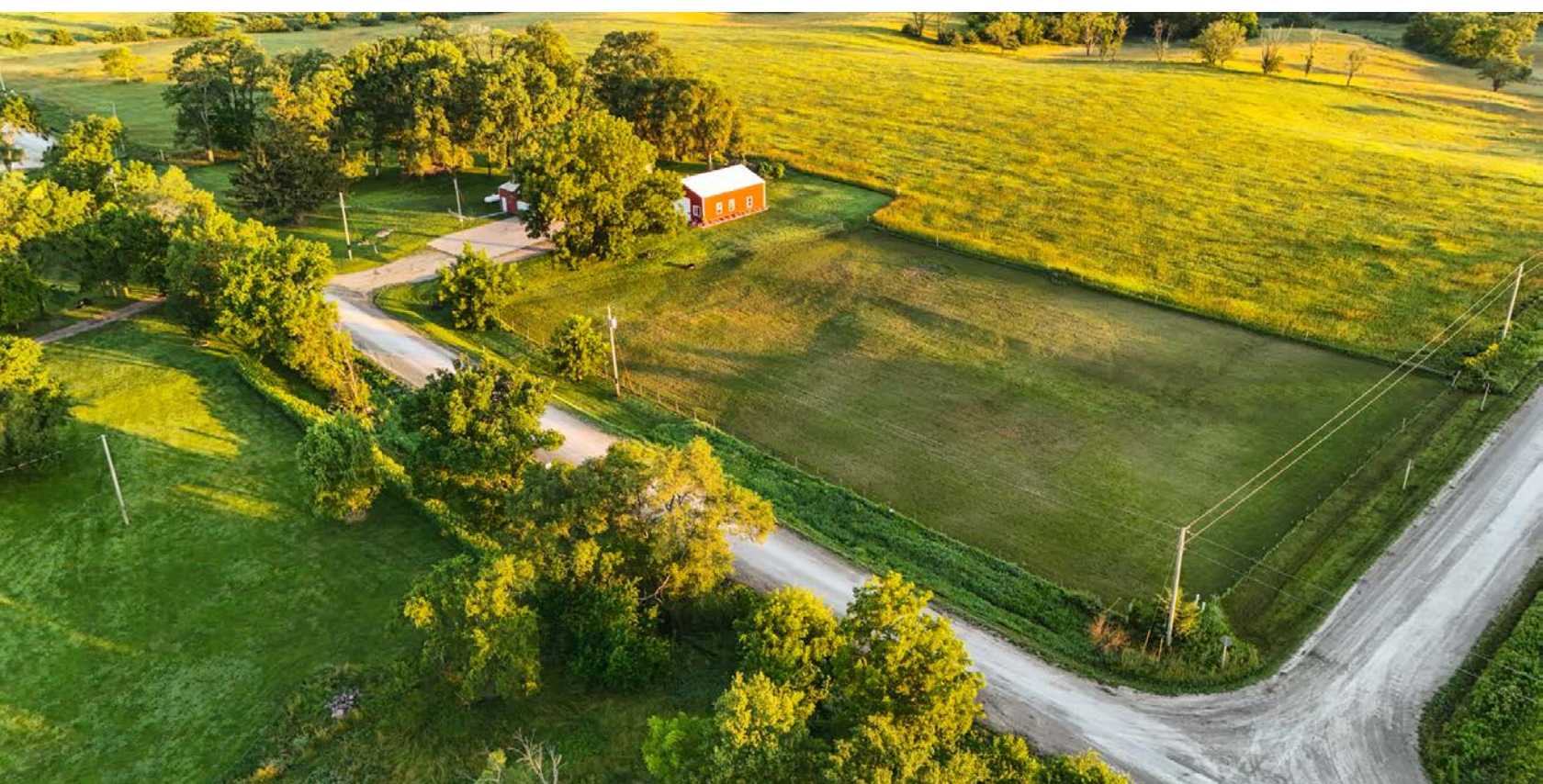
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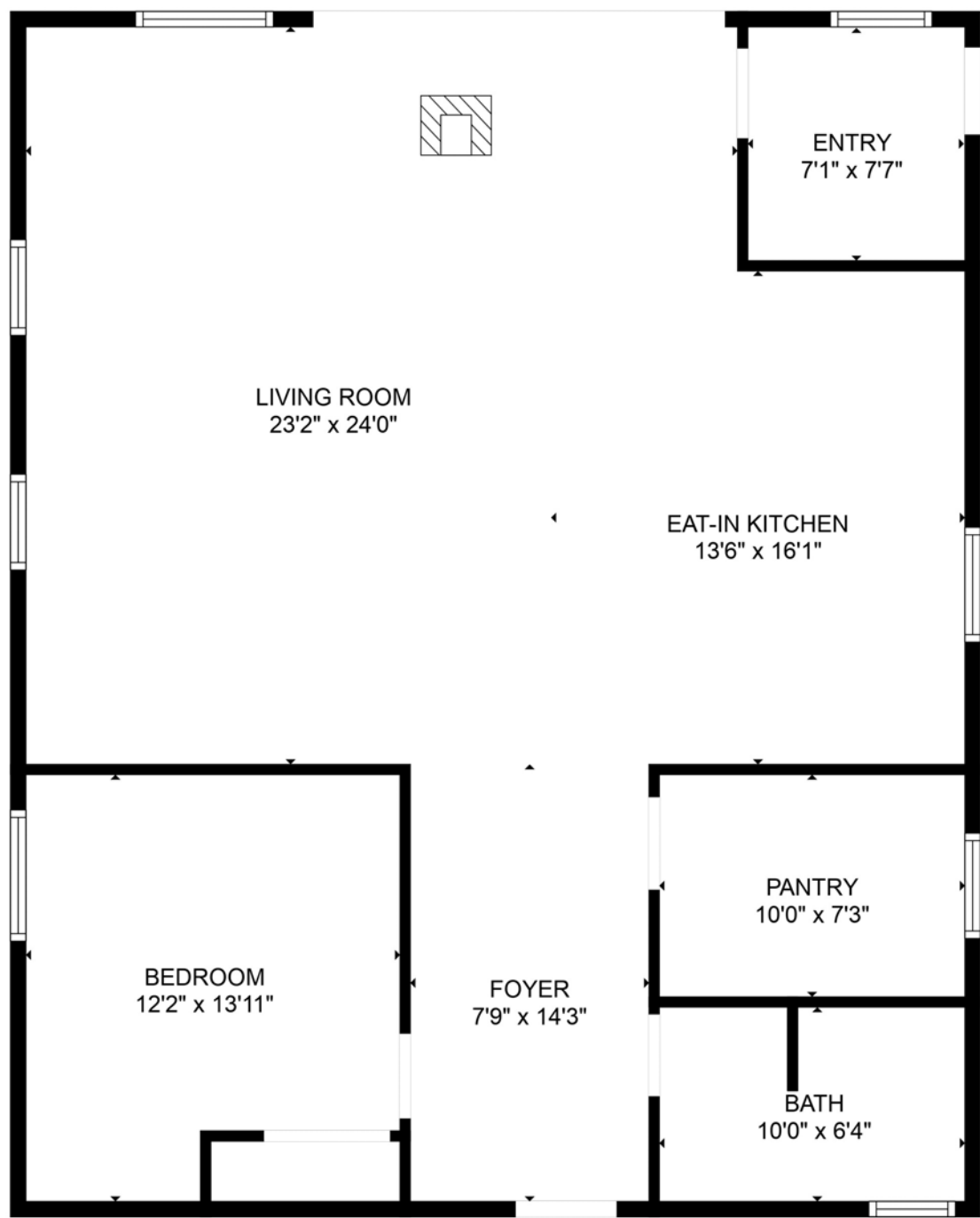
# 1+ ACRE OF FENCED PASTURE

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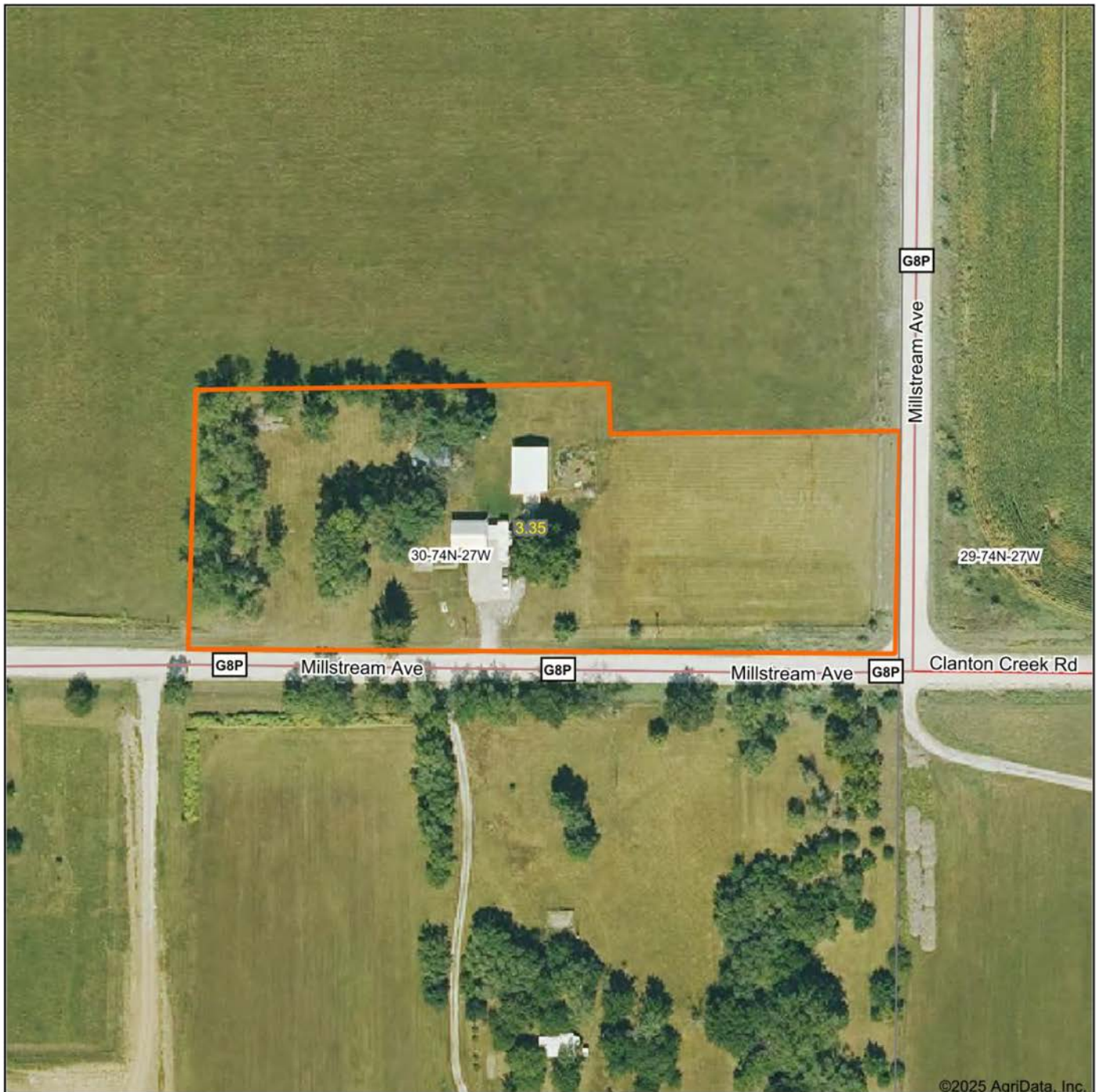
# FLOOR PLAN



**TOTAL: 1171 sq. ft**  
FLOOR 1: 1171 sq. ft  
WALLS: 69 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

# AERIAL MAP



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Maps Provided By:



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Boundary Center: 41° 10' 43.03, -93° 59' 43.29

**30-74N-27W**  
**Madison County**  
**Iowa**

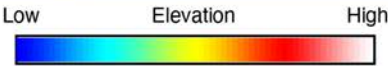
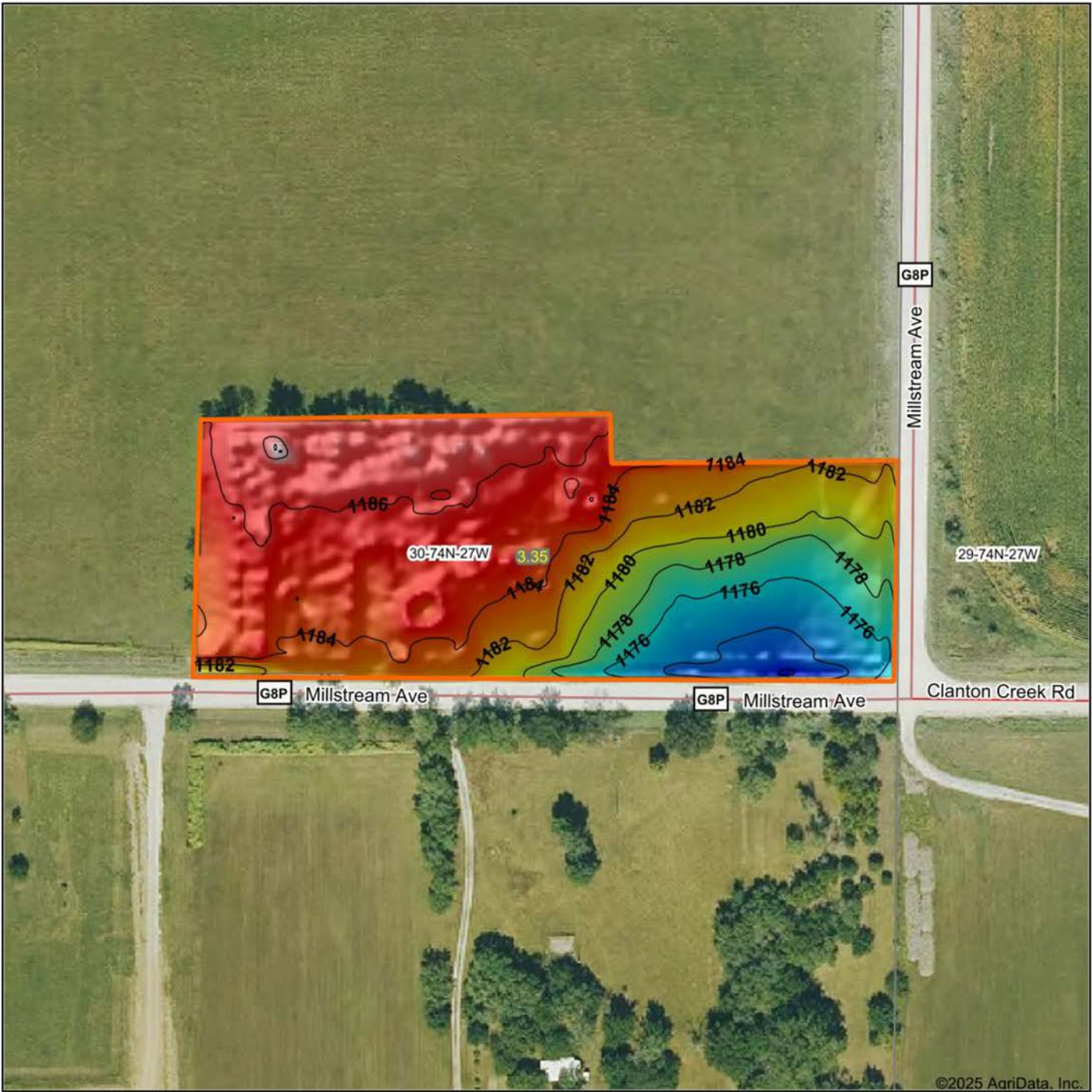
0ft 143ft 285ft



7/9/2025



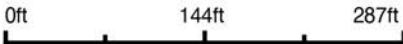
# HILLSHADE MAP



Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING  
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Source: USGS 1 meter dem  
Interval(ft): 2  
Min: 1,171.6  
Max: 1,190.2  
Range: 18.6  
Average: 1,182.6  
Standard Deviation: 3.97 ft



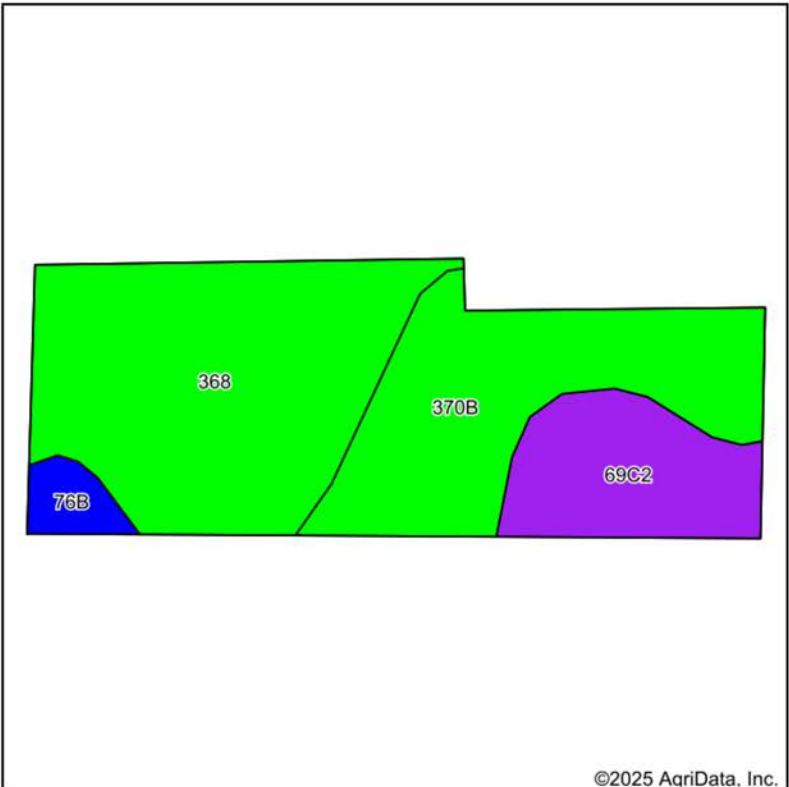
7/9/2025

**30-74N-27W**  
**Madison County**  
**Iowa**

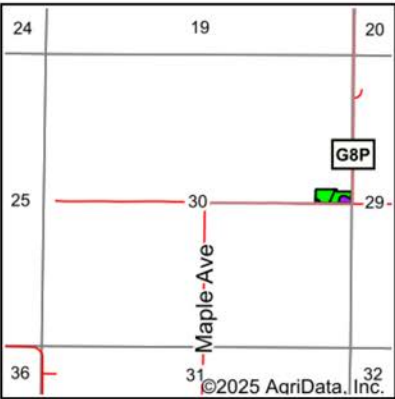
Boundary Center: 41° 10' 43.03, -93° 59' 43.29



# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Iowa**  
County: **Madison**  
Location: **30-74N-27W**  
Township: **Walnut**  
Acres: **3.35**  
Date: **7/9/2025**



Maps Provided By:



Area Symbol: IA121, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
368	Macksburg silty clay loam, 0 to 2 percent slopes	1.56	46.6%		Iw	93	87	87	79
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	1.11	33.1%		Ile	91	92	92	79
69C2	Clearfield silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	0.57	17.0%		IIIw	56	66	66	59
76B	Ladoga silt loam, 2 to 5 percent slopes	0.11	3.3%		Ile	86	83	83	77
Weighted Average					1.70	85.8	*n 85	*n 85	*n 75.5

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

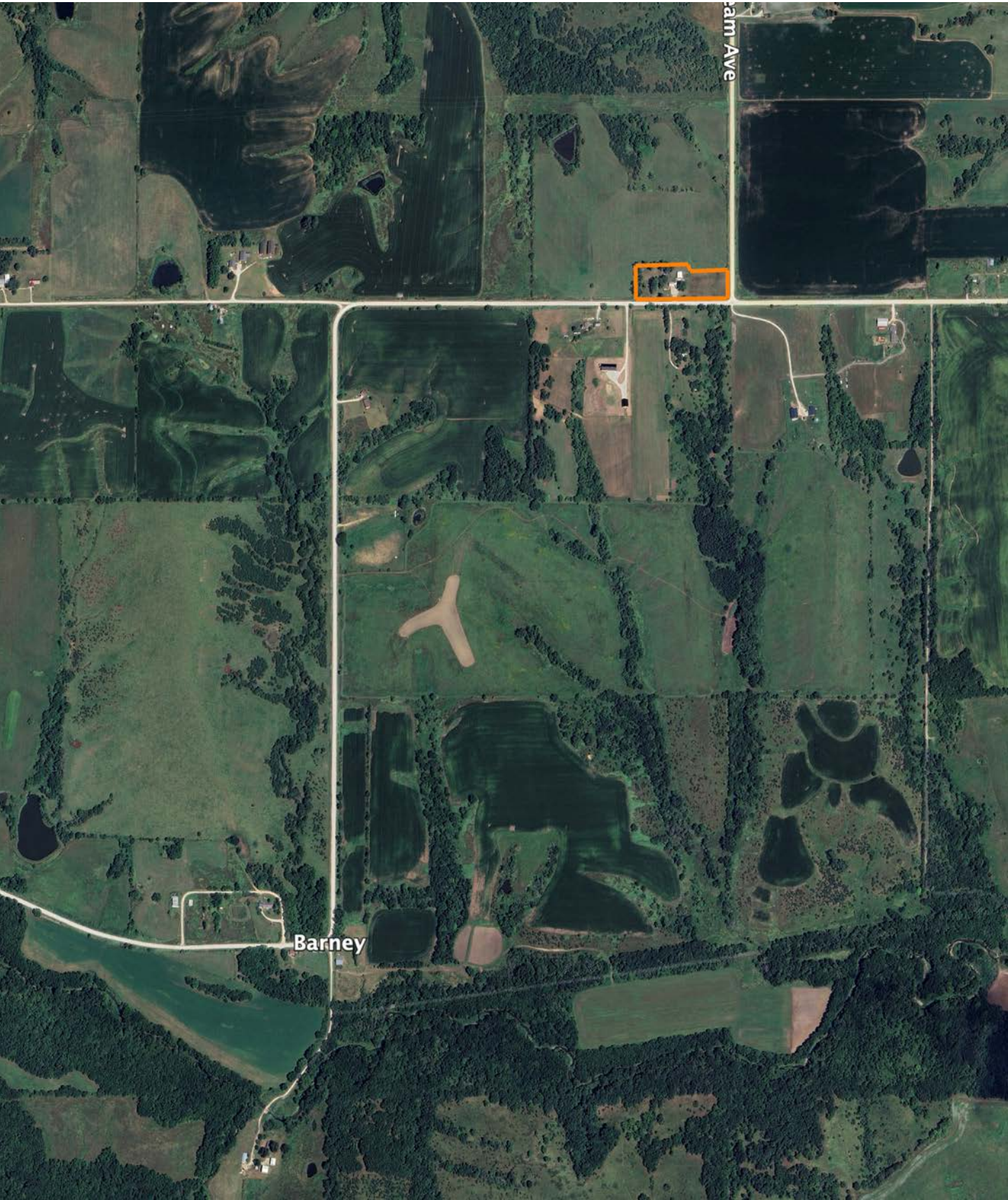
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# 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**

[ACreger@MidwestLandGroup.com](mailto: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, IN, IA, KS, KY, LA, MN, MS, MO, MT, NE, OH, OK, SD, TN, TX, WI, and WY.