

MIDWEST LAND GROUP PRESENTS

5 ACRES IN

MADISON COUNTY IOWA

3240 CLANTON CREEK RD, LORIMOR, IA 50149



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PERFECT-SIZED MADISON COUNTY HOMESTEAD

Imagine living just 12 miles from Winterset and only 38 miles from the Des Moines Metro, on this beautifully maintained property, offering the perfect mix of modern and rural amenities. Built in 2020, the 1,308 square foot home features 2 bedrooms, 1 ½ baths, and a cozy 250 square foot loft area accessed by a spiral staircase. Inside, the home you will find LVP and hardwood flooring throughout, an open-concept kitchen with quartz countertops, a tiled backsplash, and an additional wall-mounted heater. The layout includes a convenient laundry/utility room and a bonus office or craft space, making the home as functional as it is inviting. Beneath the home, you'll find a 220 square foot root cellar-style basement that doubles as a storm shelter, offering peace of mind and extra storage. Step outside onto the 200 square foot deck and enjoy a fenced-in yard space ideal for pets or small gatherings.

For those with homesteading dreams, the property

includes over an acre of fenced pasture perfect for livestock, a hay shed, a multi-pen chicken coop, and an established 24'x24' garden ready for seasonal planting. Multiple producing apple trees add even more value and charm to the land.

A fully spray foam insulated 28'x32' metal garage/shop with an attached and enclosed lean-to offers ample room for tools, hobbies, or vehicles. Utilities are dependable with power provided by Farmers REC, rural water by SIRWA, and internet through Grand River Mutual. Best of all, this property comes with no HOAs or covenants, giving you the freedom to live how you want.

Whether you're looking for a modern rural home, a hobby farm, or simply a peaceful place to put down roots, this unique offering is ready to welcome you home. Call Aaron Creger at (515) 491-9567 for your private showing today!



PROPERTY FEATURES

PRICE: **\$349,000** | COUNTY: **MADISON** | STATE: **IOWA** | ACRES: **5**

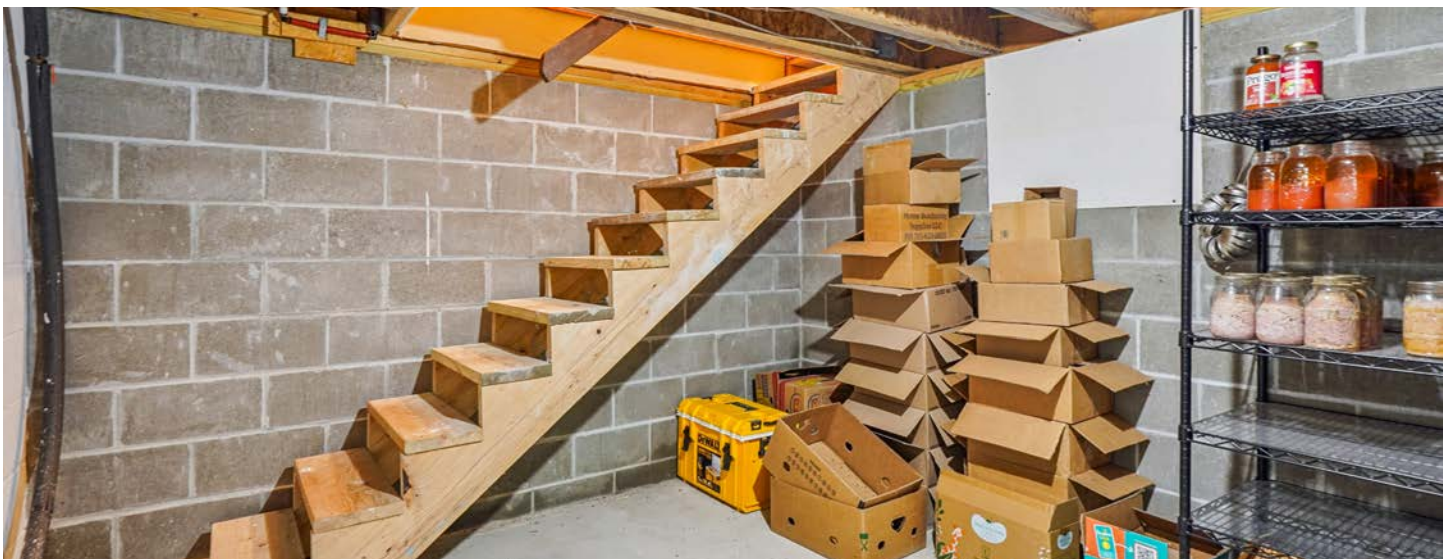
- 1,308 sq. ft. home with 2 bedrooms & 1 ½ baths built in 2020
- 220 sq. ft. root cellar-type basement with storm shelter
- Loft area with spiral staircase
- LVP and hardwood flooring throughout
- Open concept kitchen with quartz countertops and tile backsplash
- Laundry/utility room & additional office or craft room
- 200 sq. ft. deck with fenced-in space
- 1+ acre of fenced-in pasture for livestock with a hay shed
- Multi-pen chicken coop for plenty of chickens
- 28'x32' metal garage/shop fully spray foam insulated with attached and enclosed lean-to
- Approximate 24'x24' established sq. ft. garden
- Multiple producing apple trees
- No HOAs or covenants
- Power provided by Farmers REC
- Rural water provided by SIRWA
- Internet provided by Grand River Mutual
- 12 miles to Winterset
- 38 miles to Des Moines Metro



1,308 SQ. FT. HOME



ADDITIONAL INTERIOR PHOTOS



200 SQ. FT. DECK & FENCED-IN SPACE



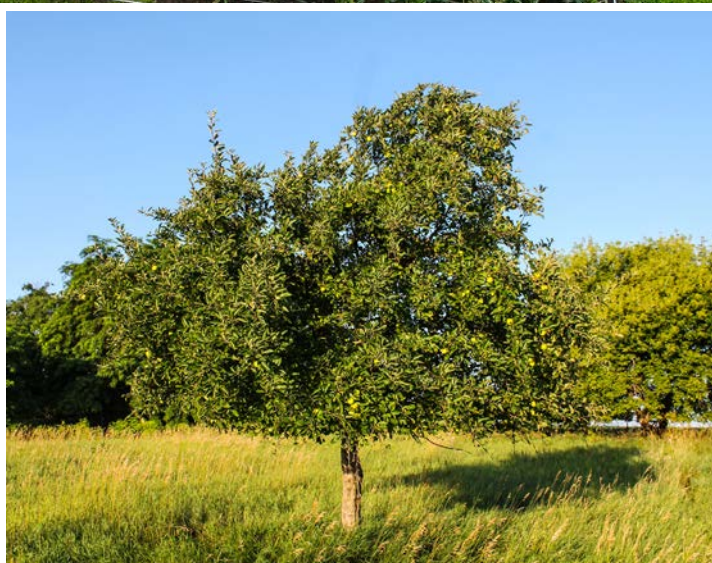
28'X32' METAL GARAGE/SHOP



1+ ACRE OF FENCED-IN PASTURE



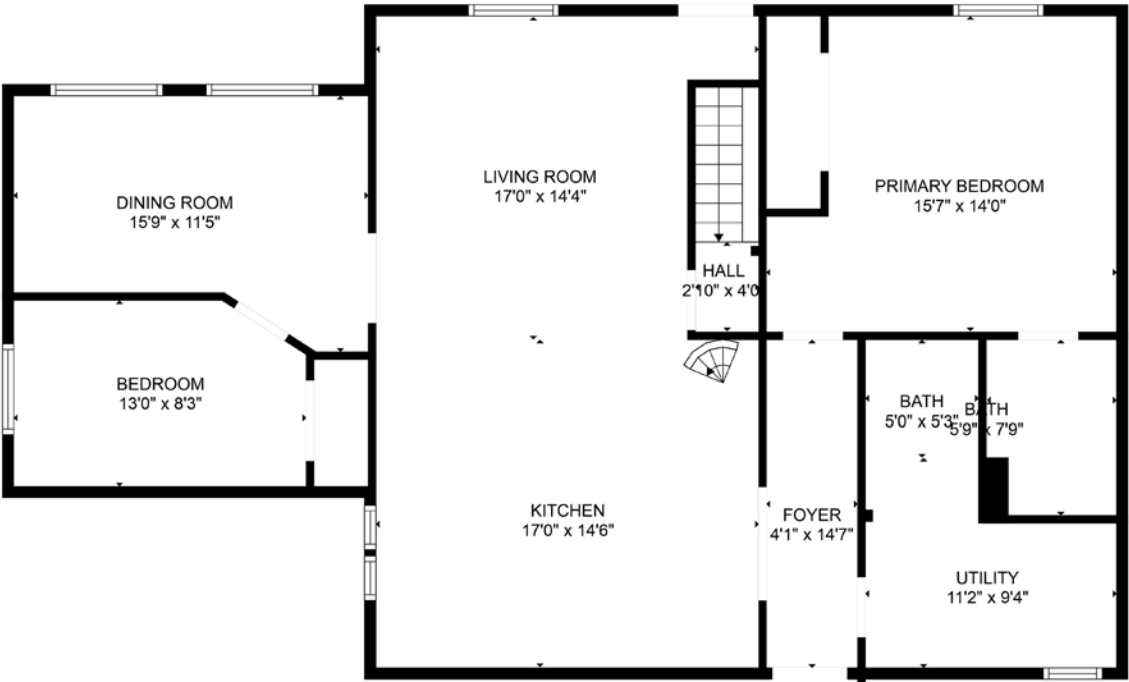
ESTABLISHED GARDEN & APPLE TREES



ADDITIONAL PHOTOS

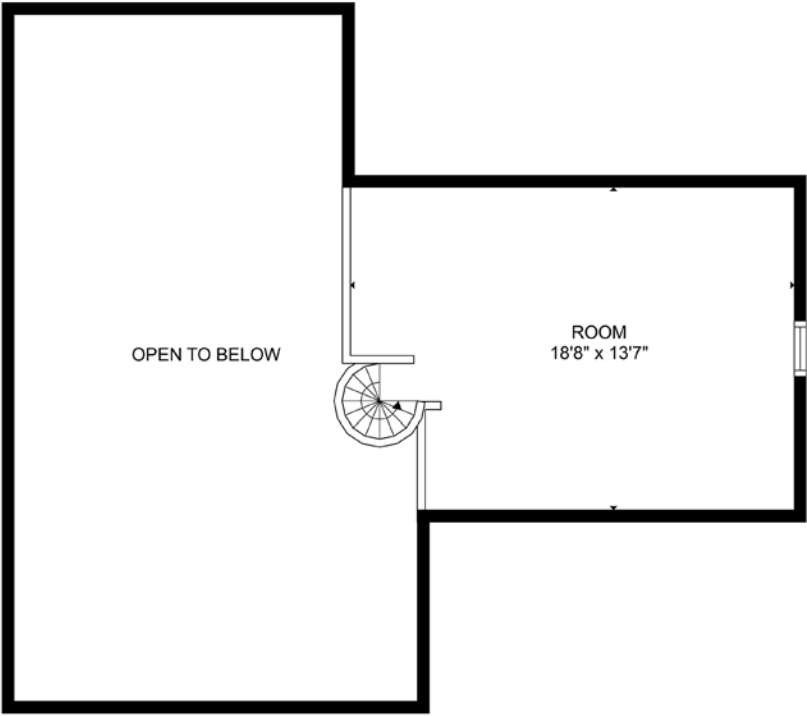


FLOOR PLANS - FIRST & SECOND FLOOR



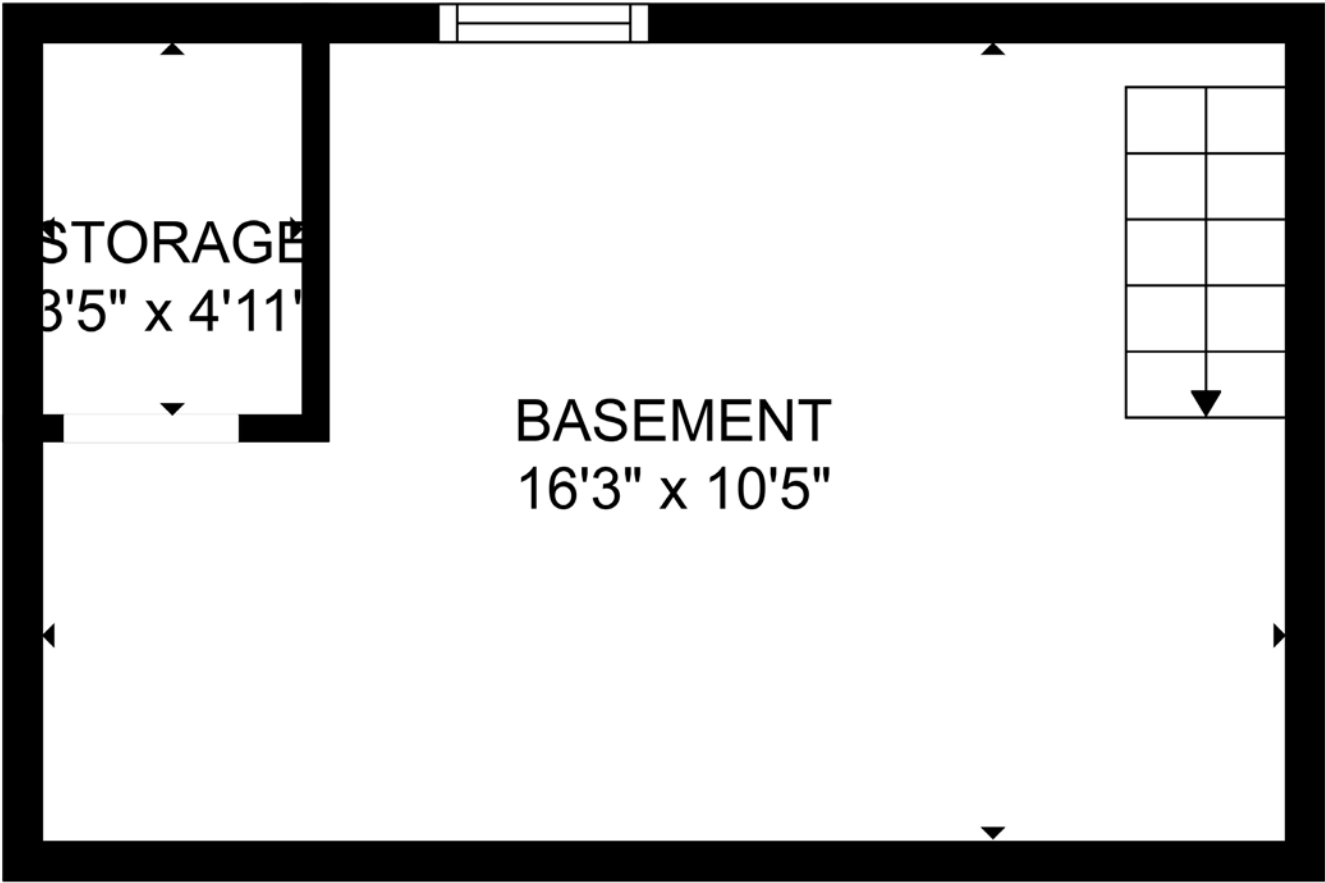
TOTAL: 1429 sq. ft
BELOW GROUND: 0 sq. ft, FLOOR 2: 1224 sq. ft, FLOOR 3: 205 sq. ft
EXCLUDED AREAS: BASEMENT: 153 sq. ft, STORAGE: 17 sq. ft, OPEN TO BELOW: 435 sq. ft,
LOW CEILING: 45 sq. ft
WALLS: 168 sq. ft

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



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FLOOR PLAN - BASEMENT



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AERIAL MAP



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Maps Provided By:



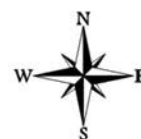
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Boundary Center: 41° 10' 39.89, -93° 59' 52.3

30-74N-27W
Madison County
Iowa

0ft 144ft 289ft

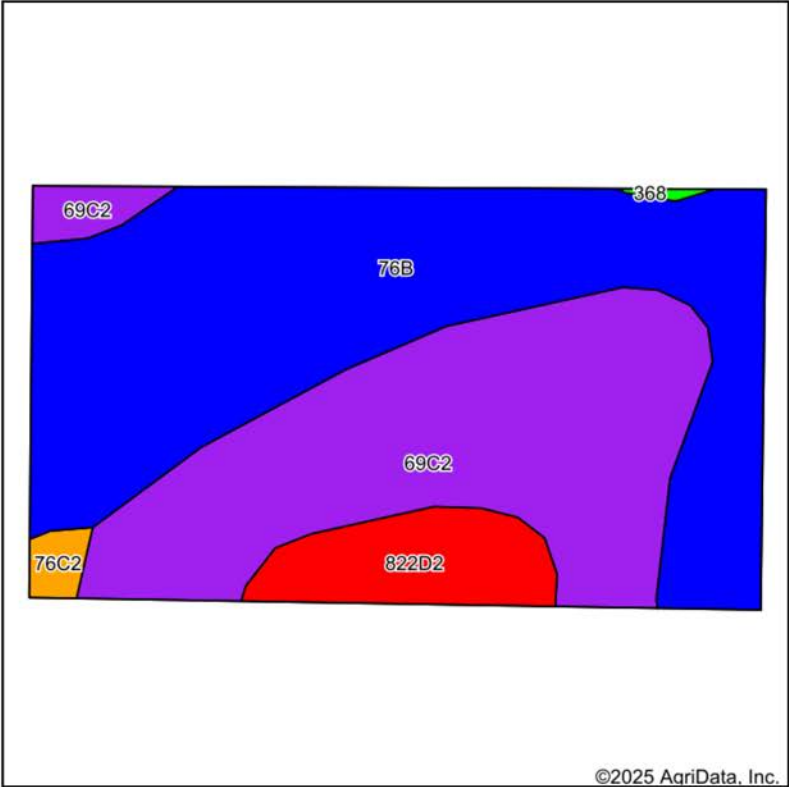


7/22/2025

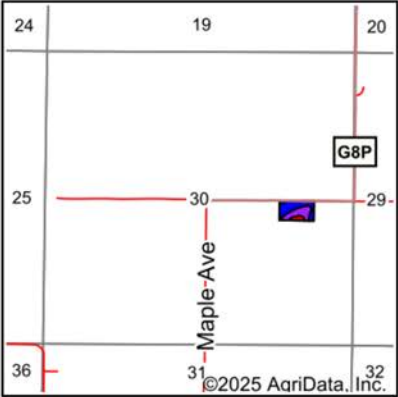
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Boundary Center: 41° 10' 39.89, -93° 59' 52.3

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Madison**
Location: **30-74N-27W**
Township: **Walnut**
Acres: **5**
Date: **7/22/2025**



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
76B	Ladoga silt loam, 2 to 5 percent slopes	2.58	51.6%		Ile	86	83	83	77
69C2	Clearfield silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	1.96	39.2%		IIIw	56	66	66	59
822D2	Lamoni clay loam, 9 to 14 percent slopes, eroded	0.40	8.0%		IVe	7	57	57	40
76C2	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes, eroded	0.06	1.2%		IIle	75	77	77	65
Weighted Average					2.56	67.8	*n 74.2	*n 74.2	*n 66.8

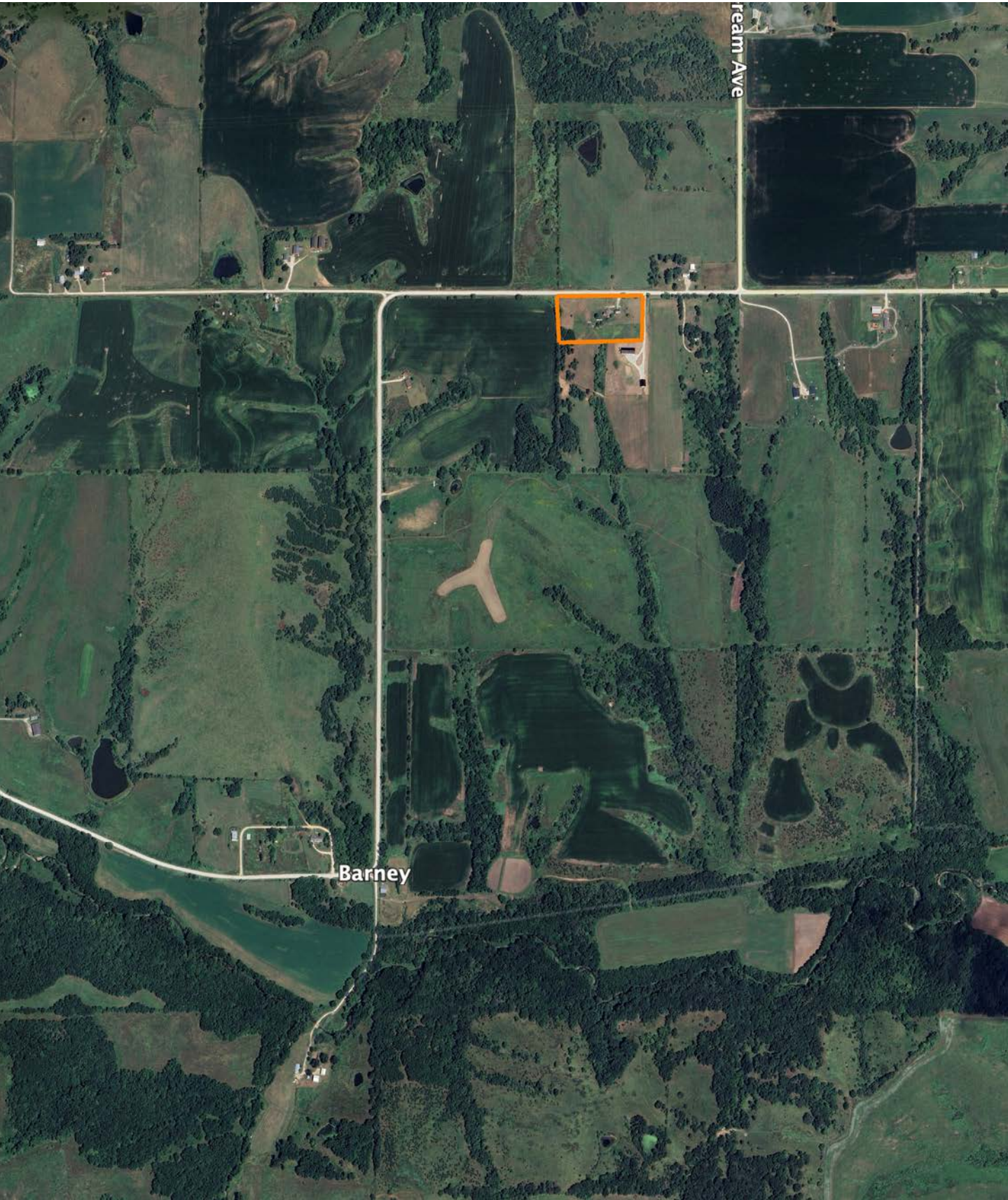
**IA has updated the CSR values for each county to CSR2.

*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



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.