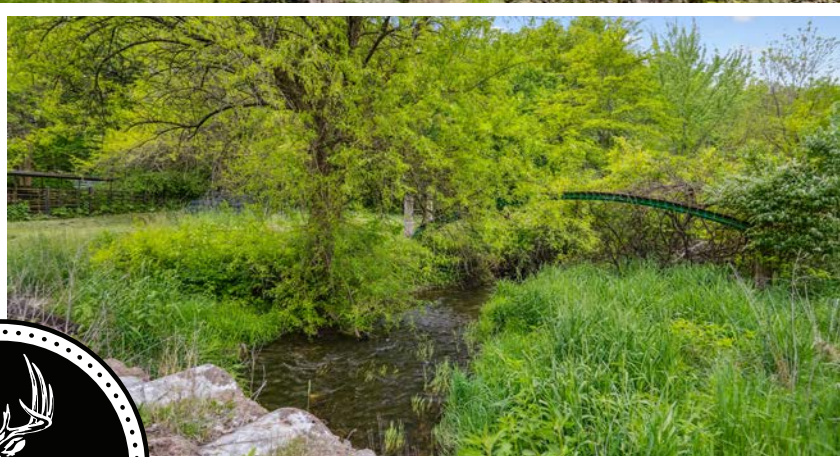


MIDWEST LAND GROUP PRESENTS

22.91 ACRES

DALLAS COUNTY, IA

19724-B 365TH STREET, EARLHAM, IOWA, 50072



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

22.91 +/- ACRE EQUESTRIAN PARADISE IN DALLAS COUNTY - LIVE, WORK, & RIDE

Welcome to a rare opportunity on the Dallas/Madison County line with nearly 23 +/- acres of versatile land designed to meet the needs of equestrians, entrepreneurs, and families alike. Just two miles from Earham, less than two miles from Interstate 80, and only 15 miles from West Des Moines, this property offers the perfect balance of rural tranquility, modern convenience, and unlimited potential. Located in the highly sought-after Earham School District, it's a setting that delivers both lifestyle and opportunity.

At the heart of the property is an oversized barndominium featuring three bedrooms and a full basement, providing nearly 3,300 unfinished square feet ready for your custom touch. Step out onto the upper-level walkout deck to enjoy sweeping views of the surrounding timber and countryside. Attached is a massive 7,500 square foot, fully insulated shop - a true standout for business or hobby use. Complete with heat, concrete floors with drains, four oversized overhead doors, two office spaces, and two restrooms, it's perfectly suited for a trades business, construction company, or serious workspace needs.

For horse lovers, the equestrian facilities are ready for you! A 48'x74' horse barn with an 18'x66'

addition and covered lean-to features five spacious stalls, three with private runs, and room for more. Equipped with heat, water, electricity, a dedicated tack room for up to 25 saddles, and office space, it's designed for both comfort and efficiency. Outdoor amenities include an arena, multiple turnouts (some with covered areas), and abundant panels and gates for flexible use. A 30'x40' loafing shed with lean-to provides additional shelter for livestock, while a 42'x64' metal storage building - already set up with water, electricity, and septic - offers prime potential for finishing as an additional open-concept barndominium.

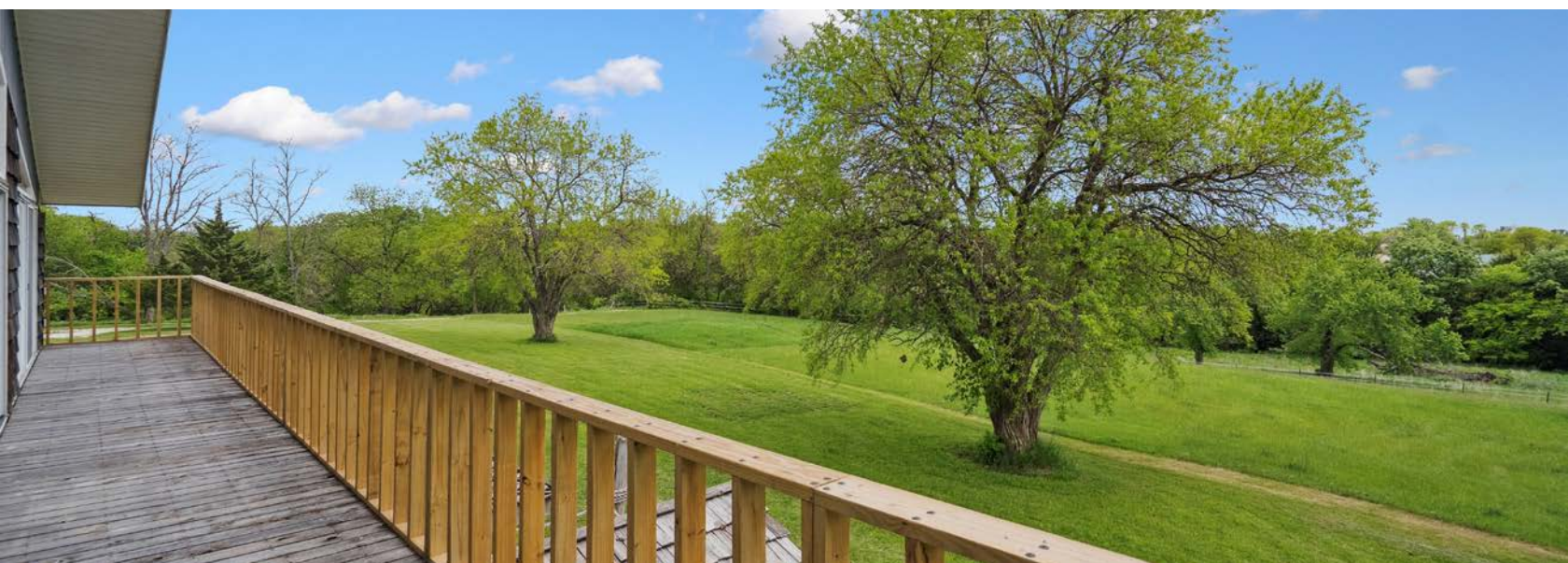
Adding to the charm, a spring-fed creek meanders through the acreage, creating a picturesque backdrop and peaceful atmosphere. The land itself provides ample space for future growth, whether that's expanding facilities, adding pasture, or utilizing the 2 +/- acres of row crop ground.

Whether you're looking to establish a premier equine operation, expand a business, or create a one-of-a-kind family homestead, this property offers unmatched flexibility, functionality, and location. Call Aaron Creger directly at (515) 491-9567 for more information or to schedule your private tour.

PROPERTY FEATURES

PRICE: **\$1,249,000** | COUNTY: **DALLAS** | STATE: **IOWA** | ACRES: **22.91**

- 22.91 +/- acre multi-use property to live, work, and play
- Located on the Dallas/Madison County line
- No covenants or HOAs
- Plenty of space for additional buildings and animals
- Oversized, 3-bedroom barndominium layout with basement
- 3,300 total sq. ft. of living area unfinished to customize to your specs
- Walkout deck on upper level with gorgeous views
- Nearly 7,500 sq. ft. attached shop with space for 2 offices
- Shop: heated, concrete floors, fully insulated, 4 oversized overhead doors, 2 restrooms, & floor drains
- Perfect for a construction company or any business needing workspace and storage
- 2 +/- acres of row crop ground
- 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 run, and room for additional stalls
- Horse barn is equipped with heat, electric, water, and tack room for 25 saddles
- Office space and plenty of storage inside 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 the space as needed
- Located 2 miles from Earlham
- Less than 2 miles to Interstate 80
- 15 miles to West Des Moines
- Earlham School District



OVERSIZED, 3-BEDROOM BARNDOMINIUM

At the heart of the property is an oversized barndominium featuring three bedrooms and a full basement, providing nearly 3,300 unfinished square feet ready for your custom touch.



WALKOUT DECK ON UPPER LEVEL



NEARLY 7,500 SQ. FT. ATTACHED SHOP



2 +/- ACRES OF ROW CROP GROUND



48'X74' METAL HORSE BARN

For horse lovers, the equestrian facilities are ready for you! A 48'x74' horse barn with an 18'x66' addition and covered lean-to features five spacious stalls, three with private runs, and room for more. Equipped with heat, water, electricity, a dedicated tack room for up to 25 saddles, and office space, it's designed for both comfort and efficiency.



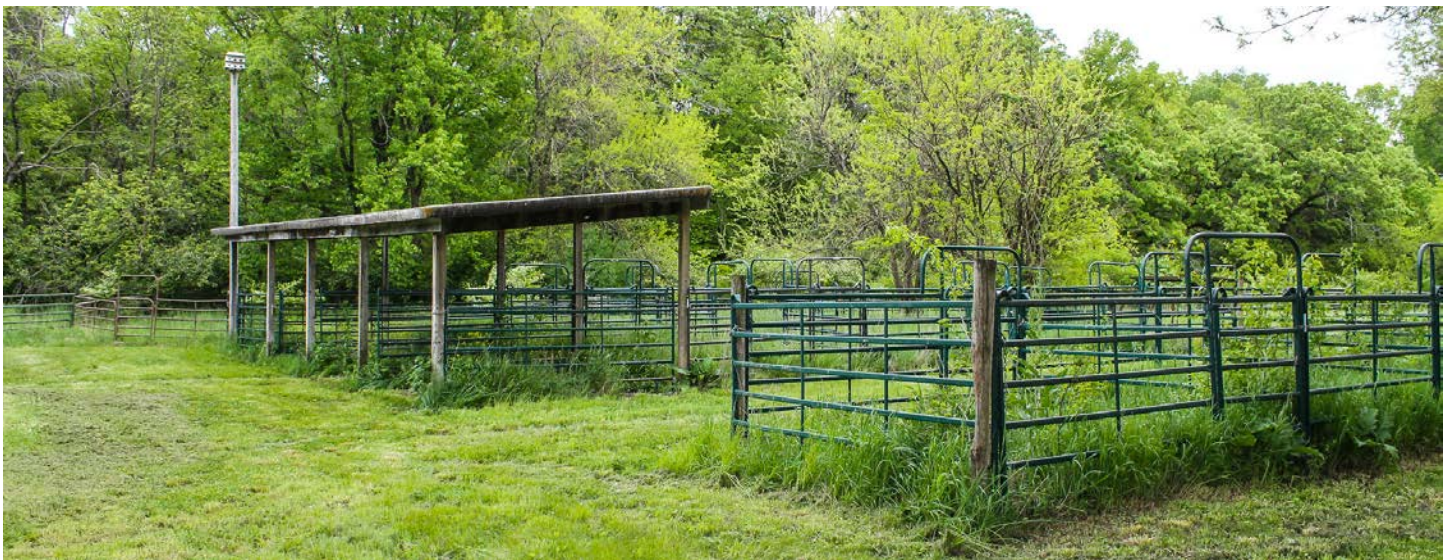
42'X64' METAL STORAGE BUILDING



30'X40' LOAFING SHED WITH LEAN-TO



OUTDOOR ARENA AND TURNOUTS



ADDITIONAL PHOTOS



365th St

365th St

365th St

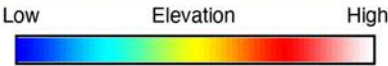
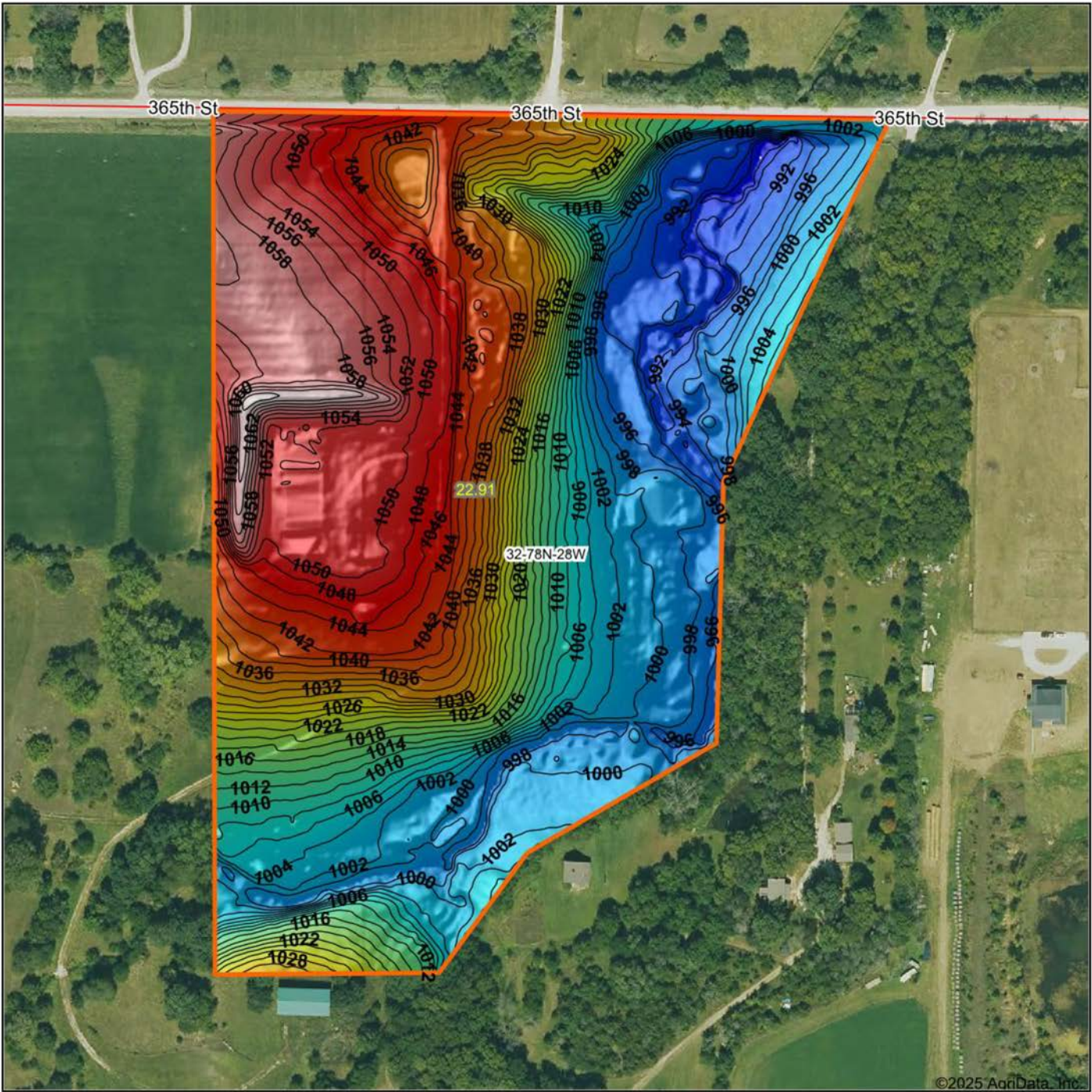
22.91

32-78N-26W

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9/16/2025

HILLSHADE MAP



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem

Interval(ft): 2

Min: 986.1

Max: 1,067.2

Range: 81.1

Average: 1,022.6

Standard Deviation: 22.77 ft

0ft 237ft 475ft



9/16/2025

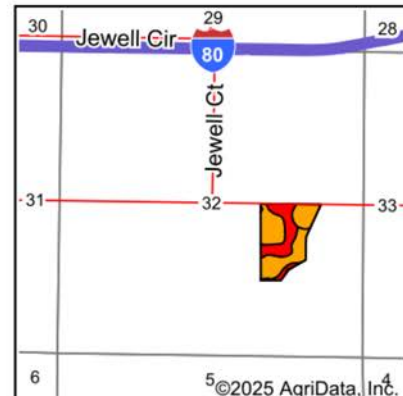
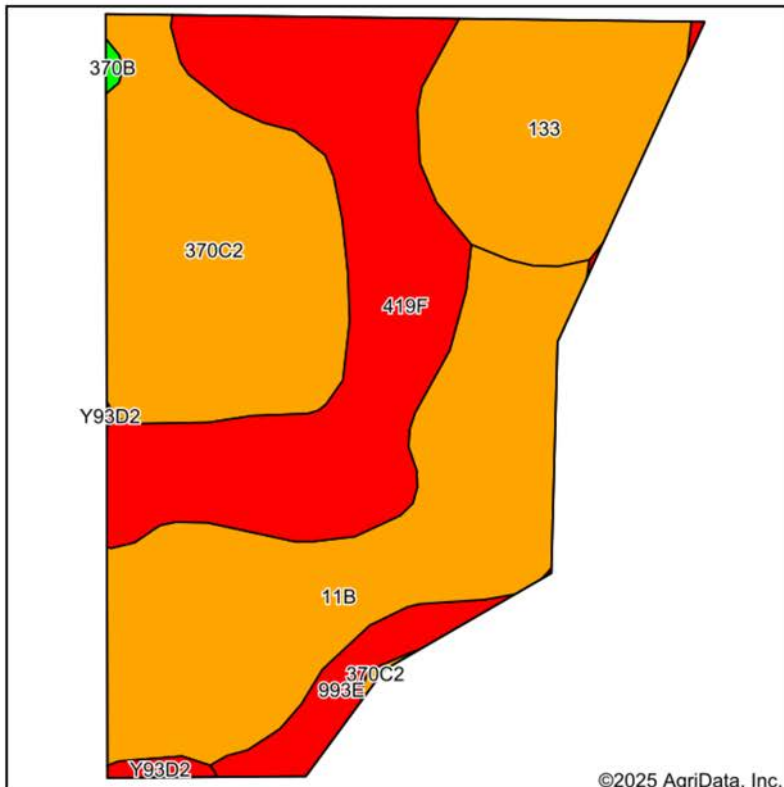
32-78N-28W

Dallas County

Iowa

Boundary Center: 41° 30' 30.54, -94° 5' 39.8

SOILS MAP



State: **Iowa**
 County: **Dallas**
 Location: **32-78N-28W**
 Township: **Adams**
 Acres: **22.91**
 Date: **9/16/2025**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA049, Soil Area Version: 31

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
11B	Colo, occasionally flooded-Ely silty clay loams, dissected till plain, 2 to 5 percent slopes	6.78	29.7%		Ilw	204.8	59.4	80	68	87	86	81
419F	Vanmeter silt loam, 14 to 30 percent slopes	6.24	27.2%		Vlle	88.0	25.5	5	7	22	22	15
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	5.34	23.3%		Ille	204.8	59.4	80	67	82	82	66
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	3.51	15.3%		Ilw	204.8	59.4	78	81	76	75	59
993E	Gara-Armstrong complex, 14 to 18 percent slopes	0.90	3.9%		Vle	96.0	27.8	18	12	70	70	50
Y93D2	Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded	0.14	0.6%		Ille	0.0	0.0	35		68	68	50
Weighted Average					3.76	167.5	48.6	56.6	*-	*n 65.7	*n 65.2	*n 54.7

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

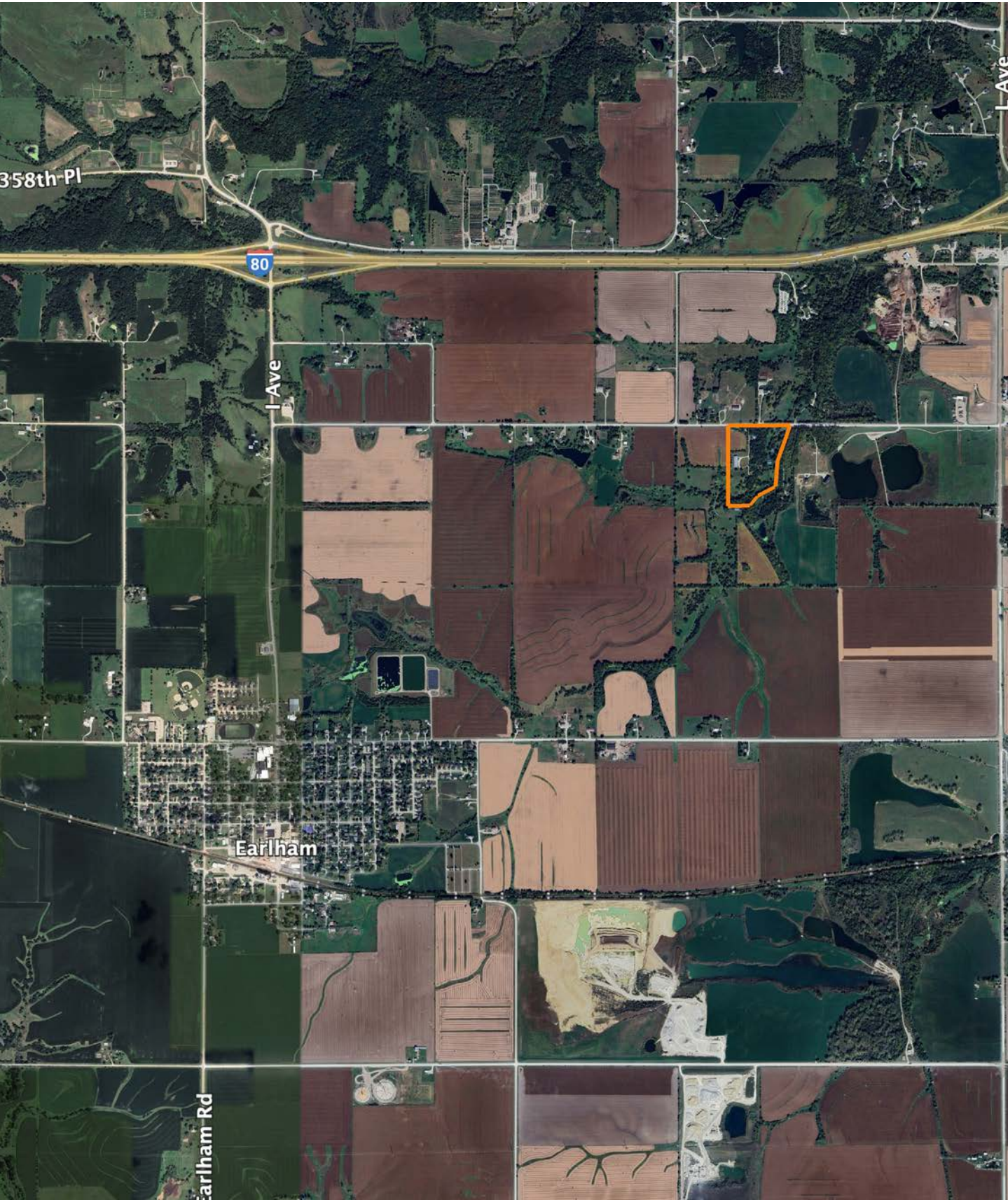
*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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.