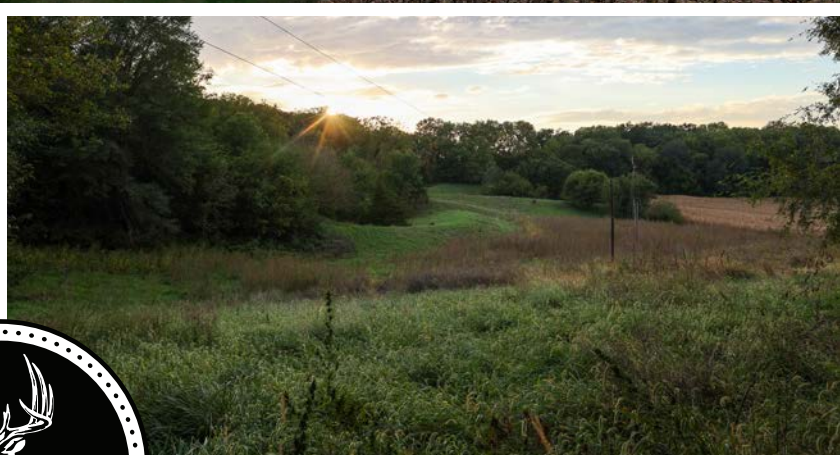


MIDWEST LAND GROUP PRESENTS

23 ACRES

HARRISON COUNTY, IA

2313 EASTON TRAIL, PISGAH, IOWA 51564



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

VERSATILE RETREAT ON 23 +/- SCENIC ACRES IN THE LOESS HILLS

Tucked into the breathtaking Loess Hills of western Iowa, this versatile 23 +/- acre property offers privacy, natural beauty, and endless potential. Whether you're seeking a full-time residence, a serene nature retreat, a hunter's basecamp, or a profitable Airbnb investment, this cozy home checks all the boxes. Located on the hard-surfaced and scenic Easton Trail just east of Pisgah, Iowa, the home is less than 10 miles from the 11,000+ acre Loess Hills State Forest, making it a haven for outdoor enthusiasts. The home features 3 bedrooms, 2 bathrooms, and laundry all on the main level, and a small upstairs loft with potential. Thoughtful updates include new kitchen flooring, fresh carpet in the bedrooms, and updated bathroom vanities and floors, making the home comfortable and move-in ready.

The land itself is a rare find—23 +/- acres of mixed habitat with acres available for pasture use, food plot (s), a large garden area, or simply open yard space. Wildlife is abundant, with deer and strong turkey populations frequently captured on trail cameras (photos included in the listing). Outbuildings include a usable barn and a shed with a lean-to. With its flexibility, prime location, and exceptional value, this property will appeal to a multitude of buyers. Don't miss your chance to own a slice of Iowa's Loess Hills paradise. Final acreage will be confirmed with a survey once the property is pending. Please contact Land Agent Andrea Larson at (319) 572-9260 to schedule your showing. Preapproval required prior to showing.



PROPERTY FEATURES

PRICE: **\$349,000** | COUNTY: **HARRISON** | STATE: **IOWA** | ACRES: **23**

- 23 +/- scenic acres in the heart of the Loess Hills
- 3-bed, 2-bath home
- 1,498 finished square feet
- Updated flooring, carpet, and bathroom vanities
- Versatile use as a residence, Airbnb, retreat, or hunting basecamp
- Loaded with wildlife
- Several acres for pasture/gardening/food plots
- Usable outbuildings
- Located on a hard-surfaced road
- Less than 10 miles from Loess Hills State Forest
- 12 miles from Woodbine
- 20 miles from Missouri Valley
- 44 miles from Omaha



3-BED, 2-BATH HOME

The home features 3 bedrooms, 2 bathrooms, and laundry all on the main level, and a small upstairs loft with potential. Thoughtful updates include new kitchen flooring, fresh carpet in the bedrooms, and updated bathroom vanities and floors, making the home comfortable and move-in ready.



ADDITIONAL INTERIOR PHOTOS



SEVERAL ACRES FOR PASTURE/FOOD PLOTS



USABLE OUTBUILDINGS



LOADED WITH WILDLIFE



AERIAL MAP



Maps Provided By:



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www.AgriDataInc.com

Boundary Center: $41^{\circ} 48' 49.82$, $-95^{\circ} 51' 52.35$

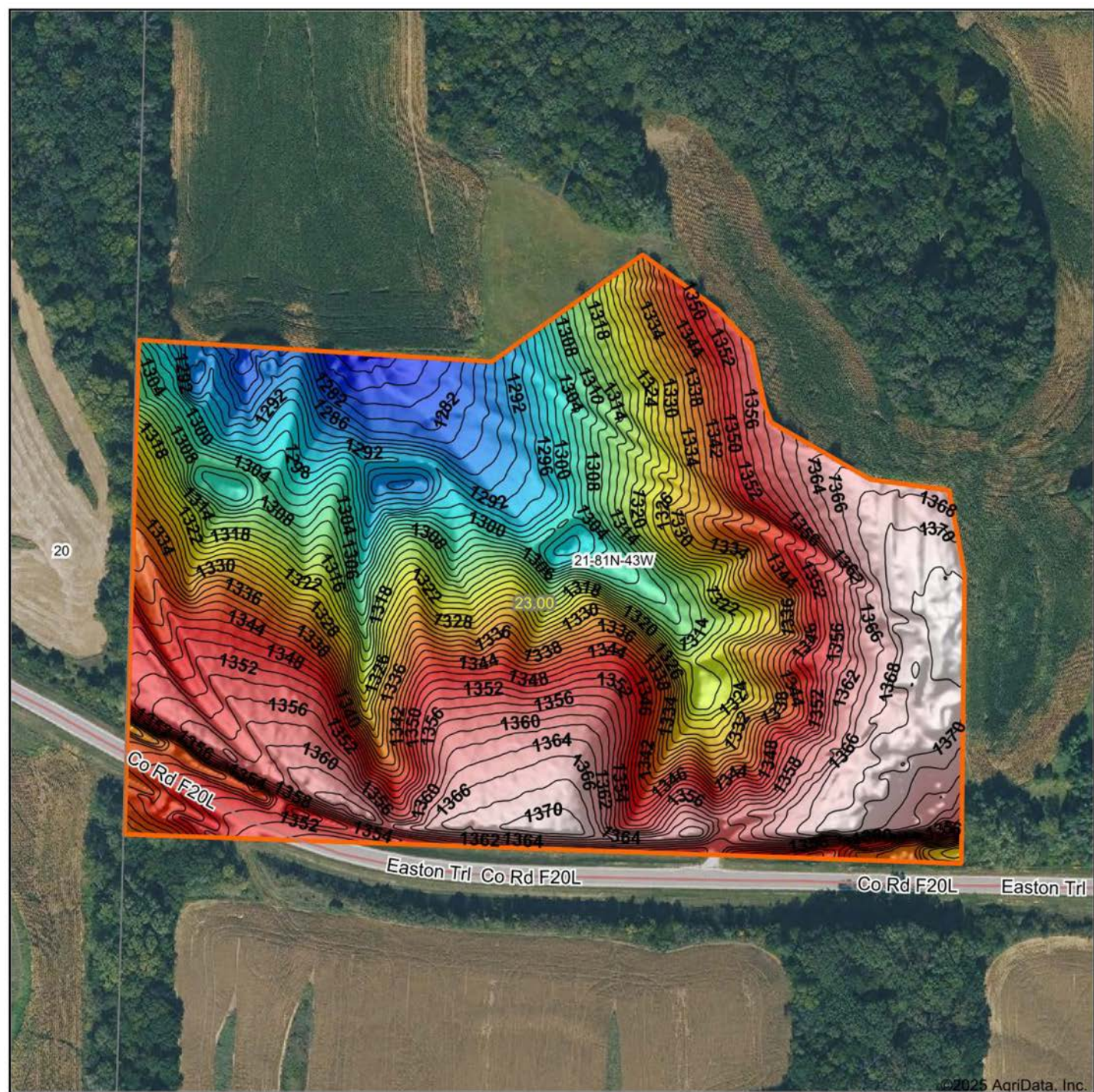
21-81N-43W
Harrison County
Iowa

0ft 249ft 499ft



10/3/2025

HILLSHADE MAP



Low Elevation High



Maps Provided By:



© AgriData, Inc. 2023

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Source: USGS 1 meter dem

Interval(ft): 2

Min: 1,273.9

Max: 1,373.2

Range: 99.3

Average: 1,334.7

Standard Deviation: 26.31 ft

0ft 244ft 488ft



10/3/2025

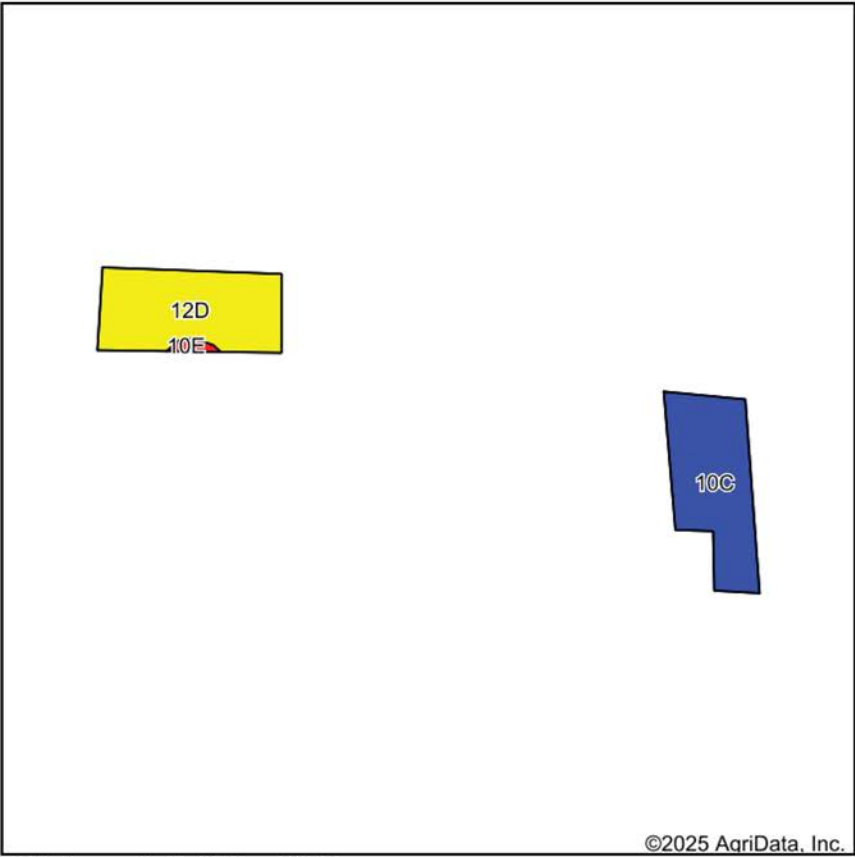
21-81N-43W

Harrison County

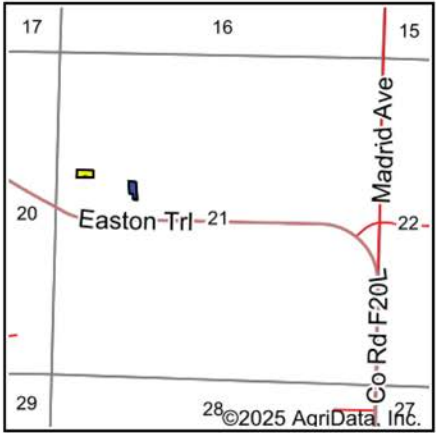
Iowa

Boundary Center: 41° 48' 49.82, -95° 51' 52.35

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Harrison**
Location: **21-81N-43W**
Township: **Allen**
Acres: **1.44**
Date: **10/3/2025**



Maps Provided By:



Area Symbol: IA085, Soil Area Version: 33

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
12D	Napier silt loam, 9 to 14 percent slopes	0.75	52.1%		Ille	177.6	51.5	62	60	79	78	79
10C	Monona silt loam, 5 to 9 percent slopes	0.69	47.9%		Ille	216.0	62.6	89	65	87	86	87
Weighted Average					3.00	196	56.8	74.9	62.4	*n 82.8	*n 81.8	*n 82.8

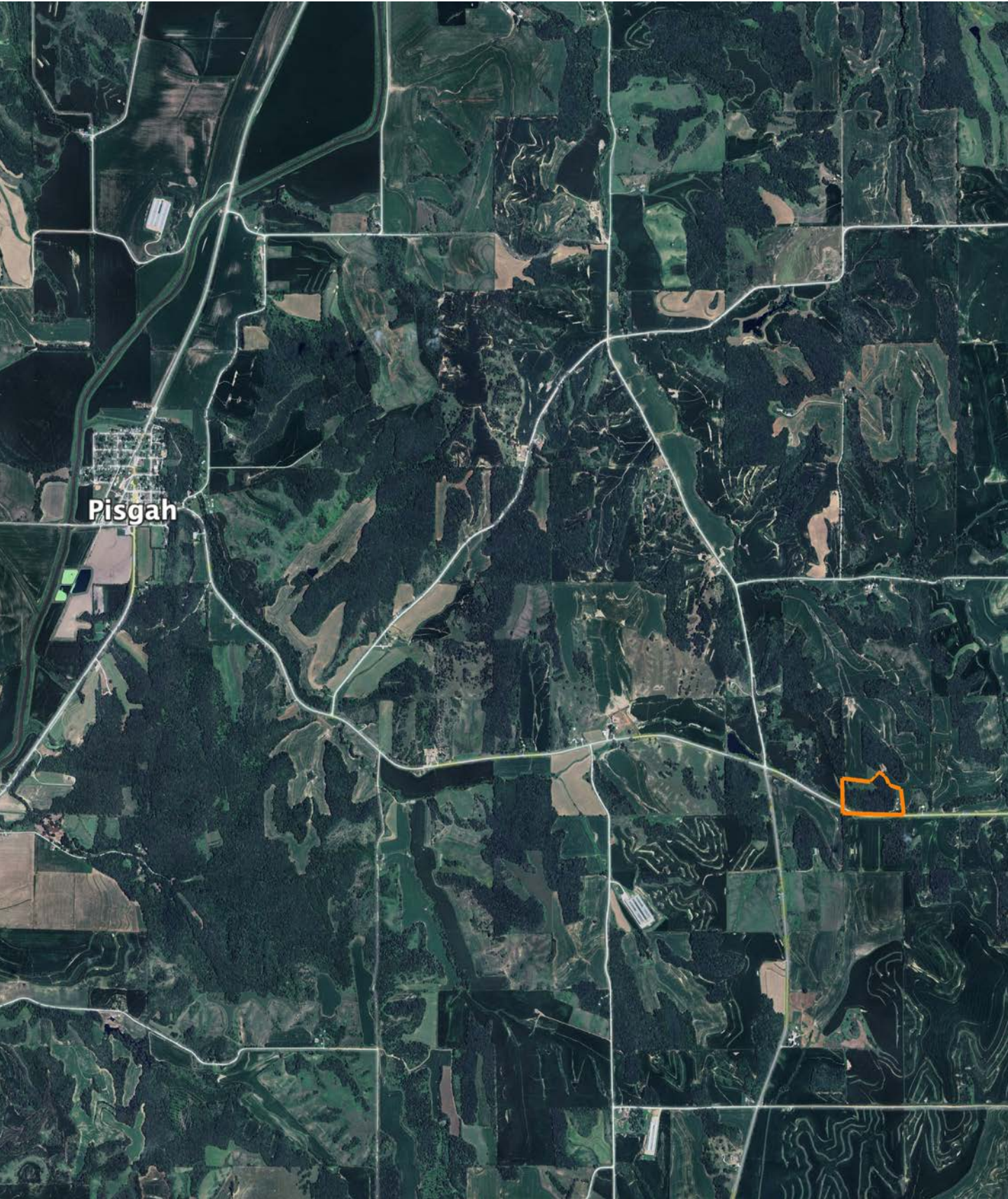
**IA has updated the CSR values for each county to CSR2.

*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

OVERVIEW MAP



AGENT CONTACT

Born and raised in Mediapolis, Iowa, Andrea Larson grew up on her family's farm, where she first developed a passion for the outdoors and agriculture and learned to appreciate and manage land and livestock. Her father sold land and real estate, and she holds fond memories of spending countless hours riding around with him, learning how to build relationships with clients and serve them well.

After graduating from Mediapolis High School, Andrea went to Wayne State College where she played collegiate basketball for four years and earned a Bachelor's of Business Administration degree with a focus in Agriculture. At Midwest Land Group, Andrea is able to leverage her passion for the outdoors while building relationships with like-minded individuals. Her business practices are rooted in her faith, with service to others as her motivator, and always operates with integrity, trust, and respect. She goes out of her way for her clients, doing all she can to ensure that they achieve their land ownership goals.

Andrea is an active member of Meriden Evangelical Free Church and serves as a youth group leader. She likes to spend as much time outdoors as possible, often seeking out new hiking trails and kayaking routes, trap shooting, and camping off-grid. She has a large garden plot that she produces from and has a goal of becoming as self-sustained as possible.



ANDREA LARSON,
LAND AGENT

515.368.6007

ALarson@MidwestLandGroup.com



MidwestLandGroup.com

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