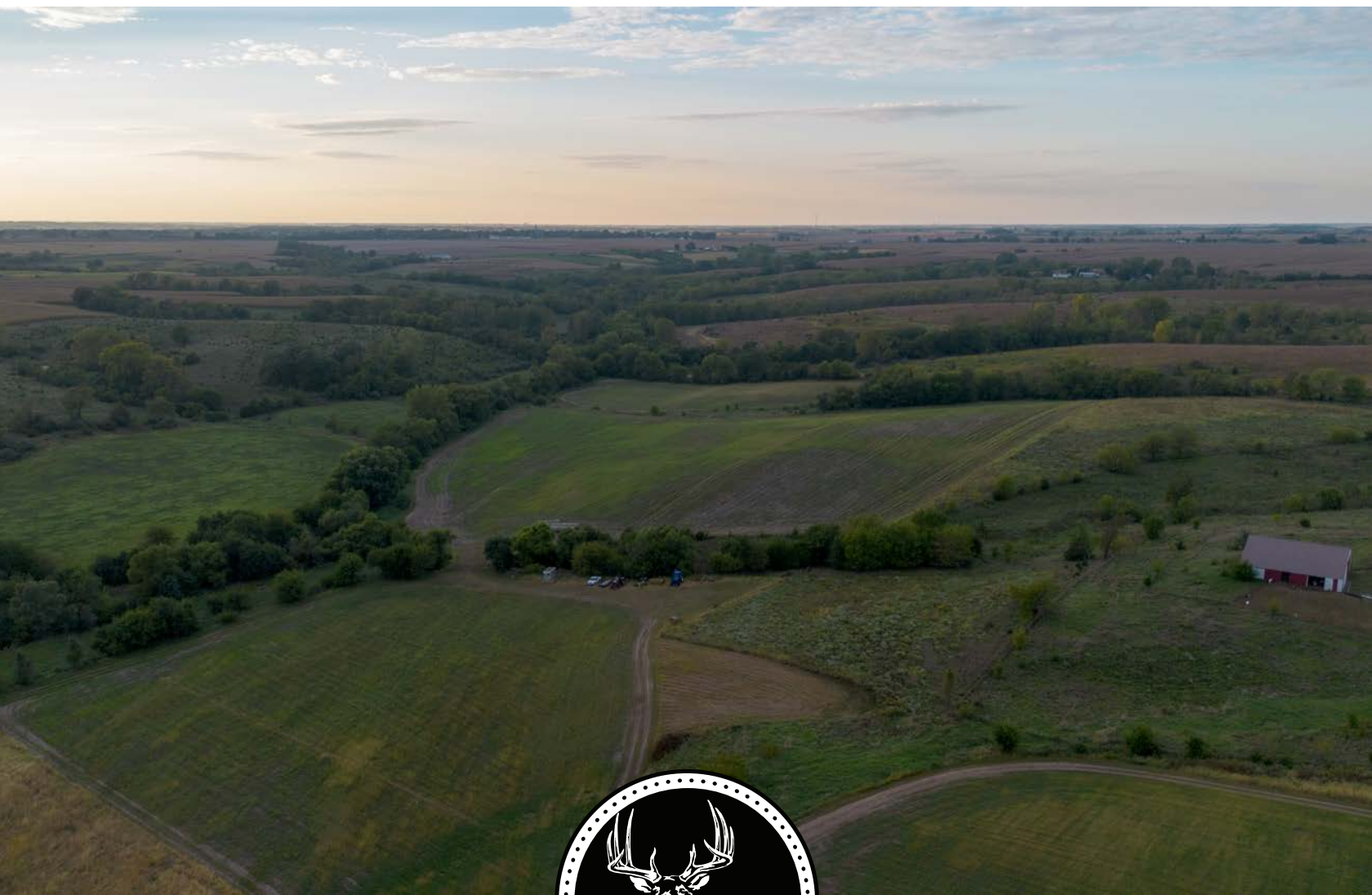


MIDWEST LAND GROUP PRESENTS

25.25 ACRES IN

WARREN COUNTY IOWA

210TH STREET, MILO, IOWA 50166



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SCENIC 25.25 +/- ACRE TRACT IDEAL FOR A COUNTRY BUILD SITE

This 25.25 +/- acre Warren County property, located just 4 miles from Milo, offers an ideal setting for a future build site while still providing pasture and recreational opportunities. The land features open fields well-suited for horses, hobby farming, or livestock, with enough timber edge and cover to support deer and turkey hunting. A stream cuts through the property, providing nearly year-round water.

With gently rolling ground and a layout that provides multiple options for a homesite, this tract sets up well for building your dream acreage. Electricity is available at

the road, and rural water is nearby, making the building process even more straightforward. Imagine having pasture for your animals, room for food plots, and the peace of country living — all just 4 miles from Milo, 14 miles from Indianola, and 30 miles from Des Moines.

With gorgeous views of rural Warren County and stunning sunrises and sunsets, this property is an ideal setting for your future home. Whether you're looking to build, keep livestock, or simply enjoy the outdoors, this 25.25 +/- acre tract provides a versatile opportunity in a peaceful yet convenient location.



PROPERTY FEATURES

PRICE: **\$242,200** | COUNTY: **WARREN** | STATE: **IOWA** | ACRES: **25.25**

- 25.25 +/- acres in Warren County, Iowa
- Ideal build site with sweeping rural views
- Stunning sunrises and sunsets from the hilltop setting
- Open pasture ground perfect for horses, livestock, or any recreational use
- Timber edge providing habitat for deer and turkey
- Electric available at the road; rural water nearby
- Versatile use for building, hobby farming, or recreation
- 4 miles from Milo
- 14 miles from Indianola
- 30 miles from Des Moines
- Showing by appointment only

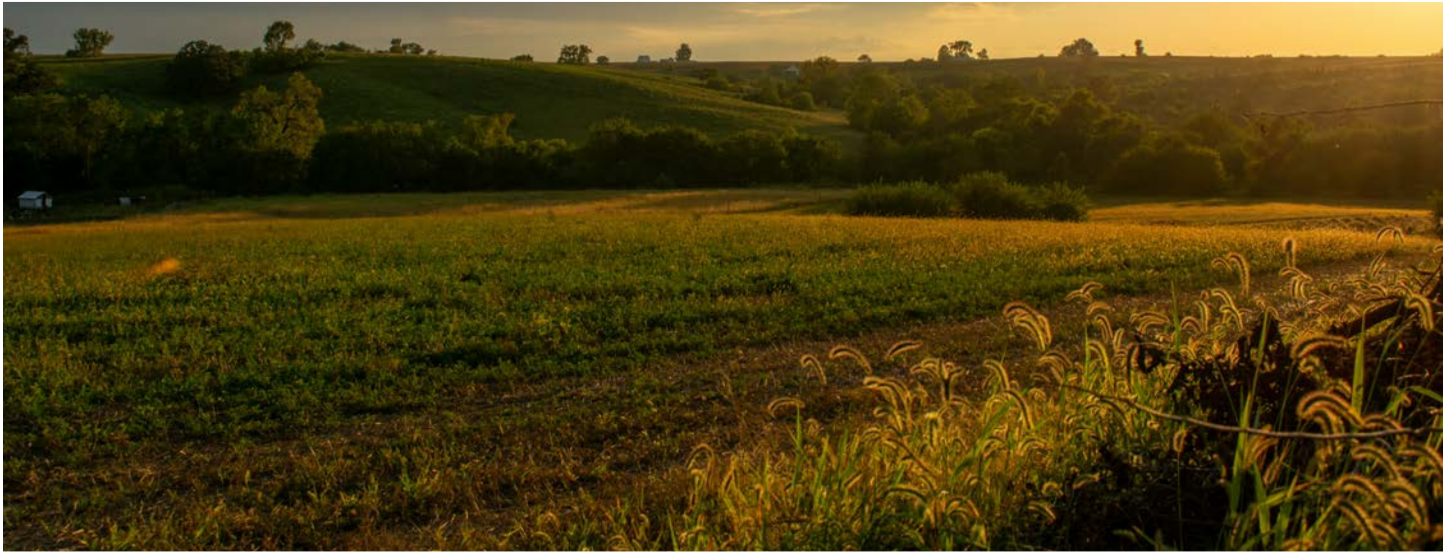


IDEAL BUILD SITE

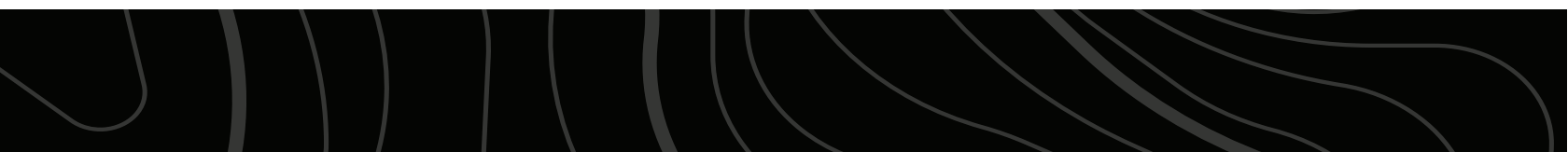
With gently rolling ground and a layout that provides multiple options for a homesite, this tract sets up well for building your dream acreage. Electricity is available at the road, and rural water is nearby, making the building process even more straightforward.



STUNNING SUNSETS



OPEN PASTURE



TIMBER EDGE

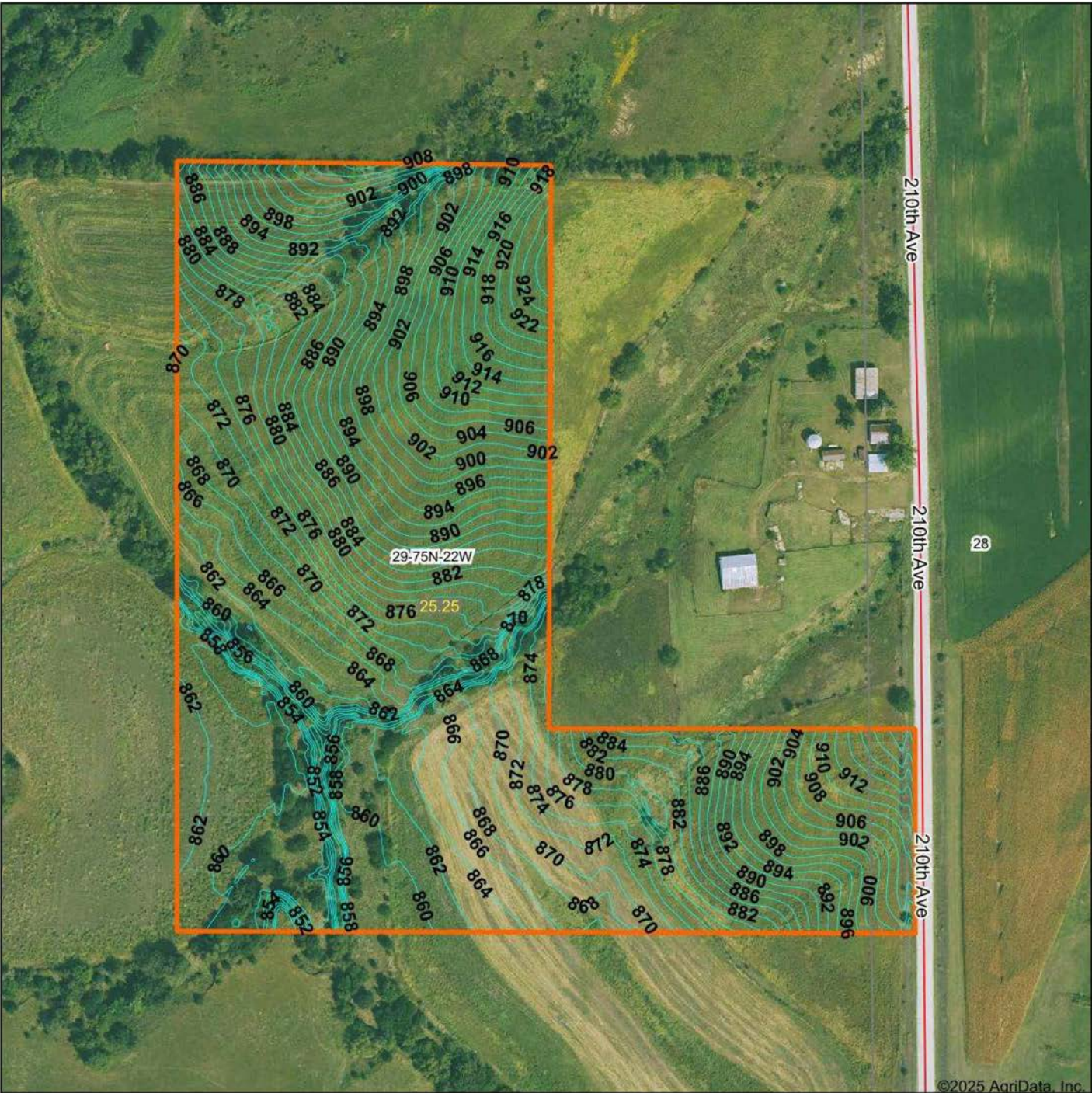
The land features enough timber edge and cover to support deer and turkey hunting.



AERIAL MAP



TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 2.0
Min: 848.4
Max: 927.4
Range: 79.0
Average: 881.4
Standard Deviation: 18.14 ft

0ft 272ft 544ft

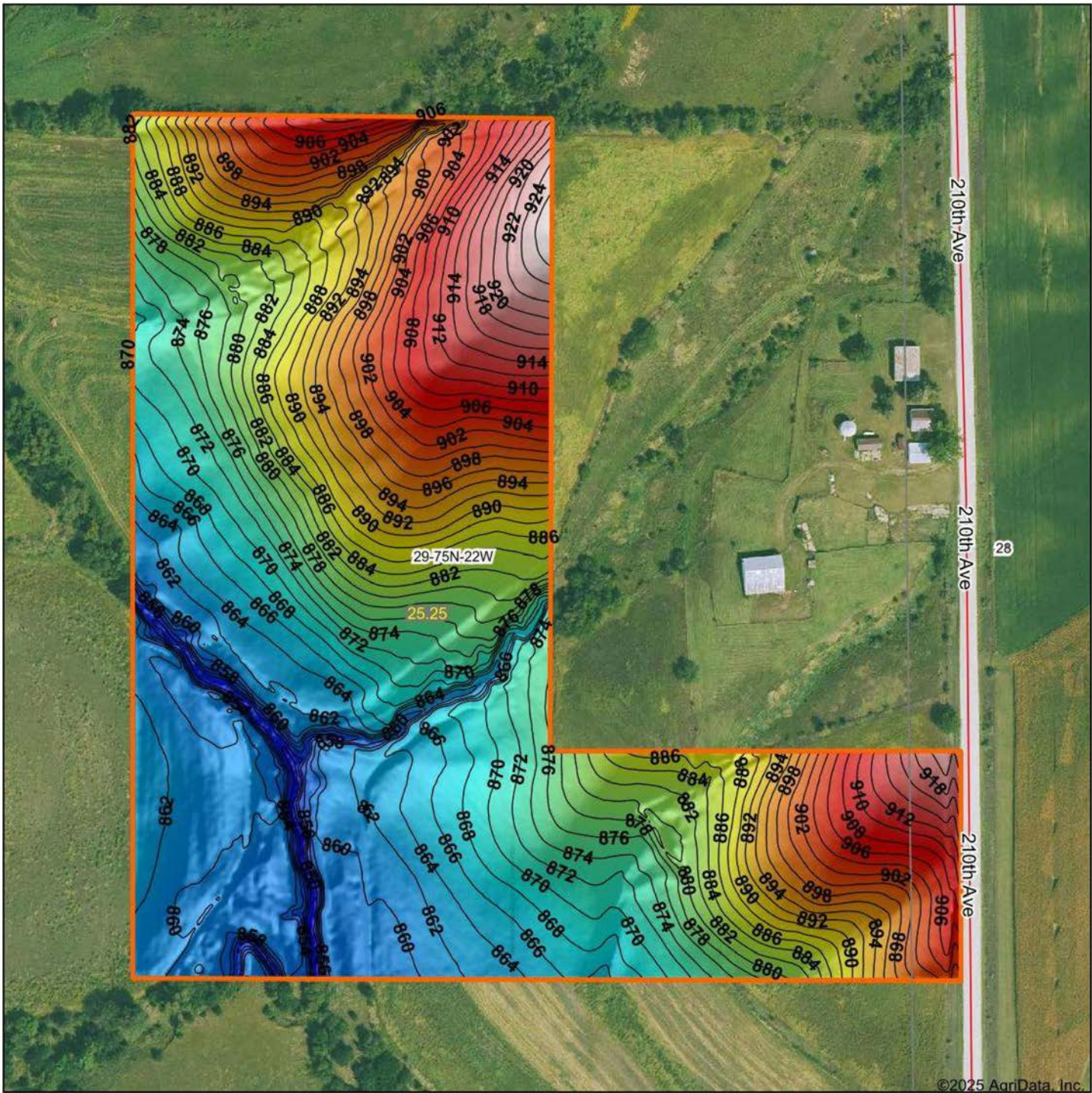


10/3/2025

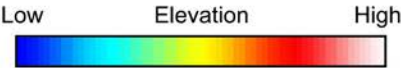
29-75N-22W
Warren County
Iowa

Boundary Center: 41° 16' 4.11, -93° 24' 24.58

HILLSHADE MAP



©2025 AgriData, Inc.

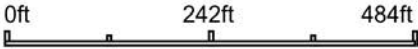


Maps Provided By:



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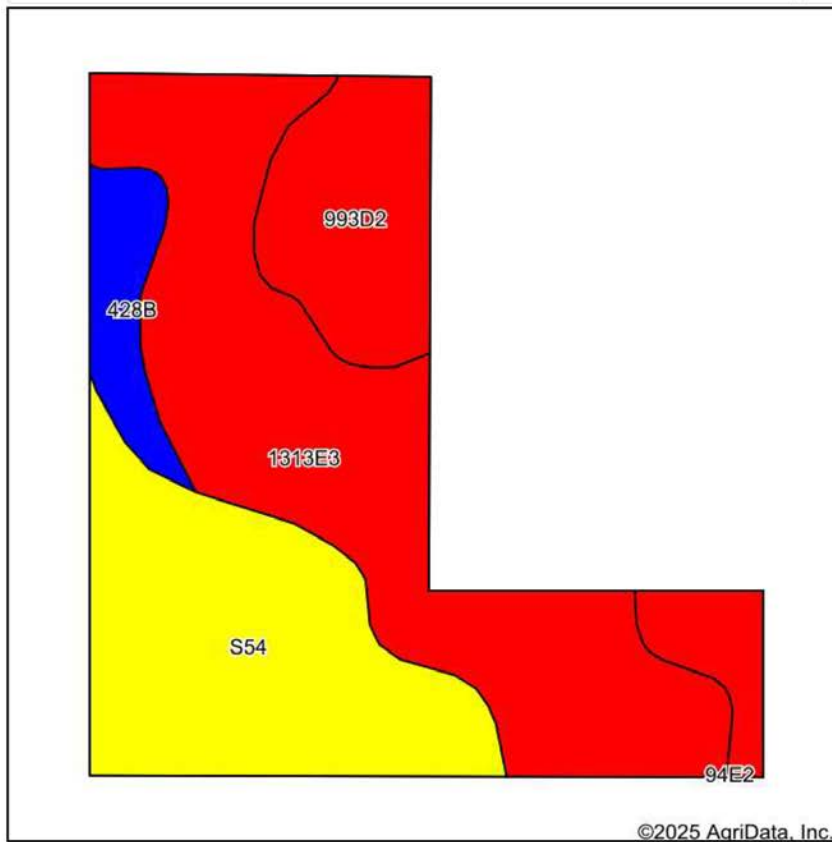
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Standard Deviation: 18.14 ft



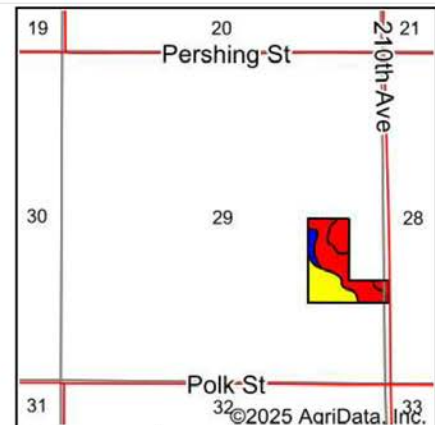
29-75N-22W
Warren County
Iowa

Boundary Center: 41° 16' 4.11, -93° 24' 24.58

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Warren**
 Location: **29-75N-22W**
 Township: **Belmont**
 Acres: **25.25**
 Date: **10/3/2025**



Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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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	
1313E3	Munterville soils, 14 to 18 percent slopes, severely eroded	11.49	45.4%	■	Vllc	80.0	23.2	16	5	50	50	31	
S54	Zook silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	7.69	30.5%	■	Ilw	0.0	0.0	68		74	74	67	
993D2	Armstrong-Gara loams, 9 to 14 percent slopes, moderately eroded	4.59	18.2%	■	Ive	131.2	38.0	23	20	67	67	48	
428B	Ely silty clay loam, 2 to 5 percent slopes	1.48	5.9%	■	Ile	220.8	64.0	87	88	95	94	87	
Weighted Average					4.64	73.2	21.2	37.3	*	*n 63	*n 63	*n 48.3	

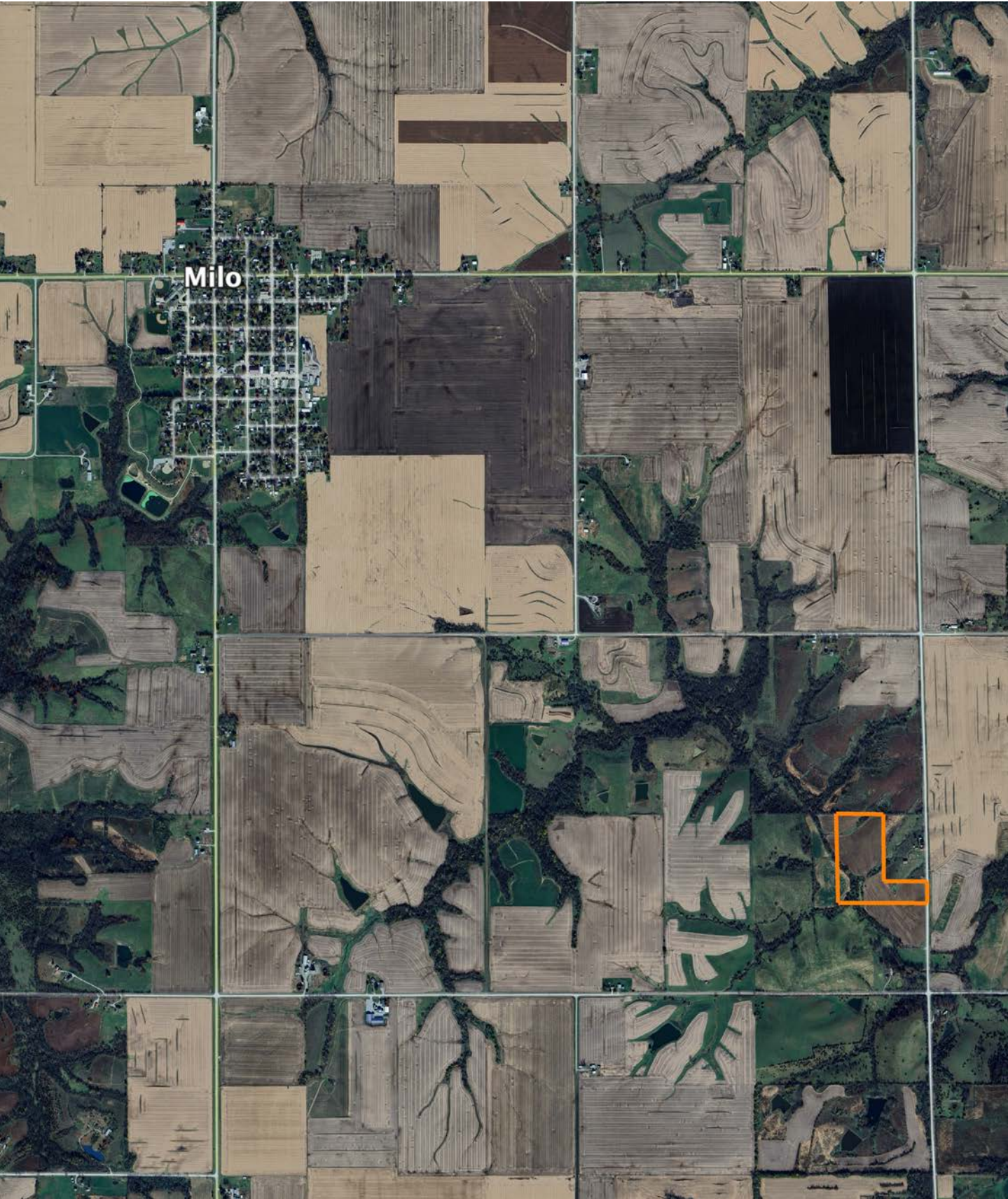
**IA has updated the CSR values for each county to CSR2.

*- 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

Will Cooper grew up in Des Moines with a deep love for the outdoors and an uncommon drive to explore and learn more about the land around him. While most kids were chasing ballgames, Will was digging through assessor records, researching property lines, tracking sales, and daydreaming about owning ground of his own someday. Even then, he was thinking much farther ahead than just the next hunt.

A proud Iowa State grad with a degree in Finance and a minor in Financial Planning, Will brings sharp communication skills, relentless work ethic, and a service-first mindset to every client relationship. His professional background in financial planning taught him how to guide people through major decisions, manage details with precision, and build trust that lasts.

Wherever life takes him, Will feels most at home outside with people who share the sentiment. He serves Central and Southern Iowa with the heart of a lifelong outdoor enthusiast and the drive of someone who refuses to sit still or settle for 'good enough.' Friendly, fast-moving, and fiercely loyal, he's the kind of agent who treats every transaction like it's personal, because to him, it is.



WILL COOPER

LAND AGENT

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