

MIDWEST LAND GROUP PRESENTS

53.75 ACRES IN

WARREN COUNTY IOWA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SCENIC 53.75 +/- ACRE RECREATIONAL TRACT WITH PASTURE AND HUNTING POTENTIAL

Located just 4 miles from Milo, Iowa, this 53.75 +/- acre property offers a great mix of open pasture and mature timber draws. Sitting on a hilltop, the farm provides impressive views of the Warren County countryside, especially at sunrise and sunset. A stream winds through the middle of the property, serving as a nearly year-round water source for both livestock and wildlife.

The layout of the farm creates excellent recreational opportunities. Timber draws and natural travel corridors provide habitat for whitetail deer and turkeys, while

the open areas offer room for multiple food plots or additional grazing ground. For buyers interested in agricultural use, the plentiful pasture makes this an ideal property for livestock or hobby farming.

Convenience is another highlight of this tract. With its proximity to both Milo and Indianola, you can enjoy the peace and quiet of the country without being far from town. Whether you're looking for a place to hunt, pasture livestock, or enjoy the outdoors, this property provides a solid opportunity in a desirable part of Warren County.



PROPERTY FEATURES

COUNTY: **WARREN** | STATE: **IOWA** | ACRES: **53.75**

- 53.75 +/- acres located in Warren County, Iowa
- Combination of open pasture and mature timber draws
- Scenic hilltop views of Warren County
- Stream running through the property provides a nearly year-round water source
- Natural wildlife travel corridors supporting whitetail deer and turkey populations
- Potential for multiple food plot locations
- Plentiful pasture ground for grazing livestock
- Versatile tract offering recreational use, hunting, agricultural income, or a future build site
- 4 miles from Milo
- 14 miles from Indianola
- 30 miles from Des Moines
- Showings by appointment only



COMBINATION OF PASTURE AND TIMBER

Timber draws and natural travel corridors provide habitat for whitetail deer and turkeys, while the open areas offer room for multiple food plots or additional grazing ground.



4 MILES FROM MILO



SCENIC HILLTOP VIEWS



VERSATILE TRACT

Whether you're looking for a place to hunt, pasture livestock, or enjoy the outdoors, this property provides a solid opportunity in a desirable part of Warren County.



ADDITIONAL PHOTOS



AERIAL MAP



TOPOGRAPHY MAP



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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 3.0
Min: 846.7
Max: 956.0
Range: 109.3
Average: 906.9
Standard Deviation: 28.18 ft

0ft 393ft 787ft

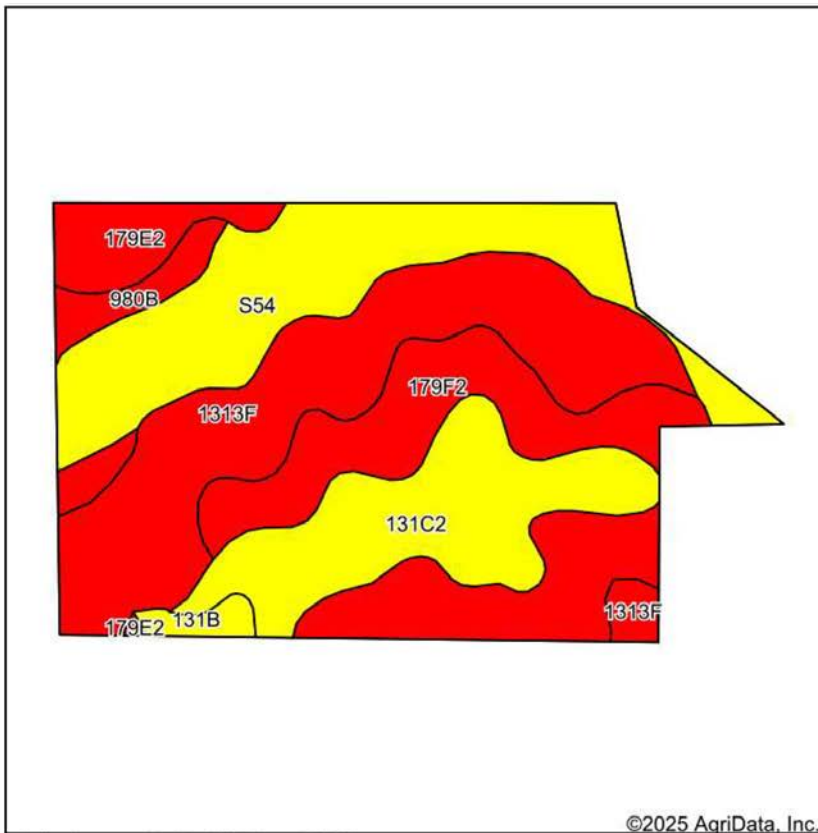


10/3/2025

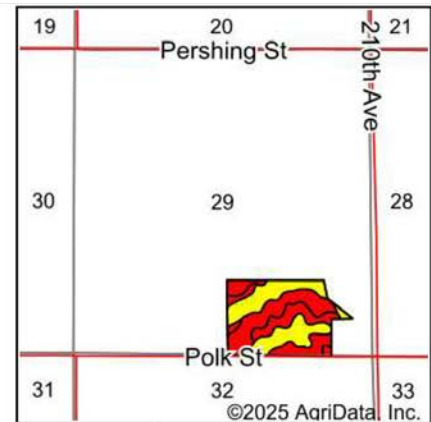
29-75N-22W
Warren County
Iowa

Boundary Center: 41° 15' 51.12, -93° 24' 35.54

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Warren**
 Location: **29-75N-22W**
 Township: **Belmont**
 Acres: **53.75**
 Date: **10/3/2025**



Maps Provided By:



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	
1313F	Munterville silt loam, 18 to 35 percent slopes	14.91	27.8%		Vlle	80.0	23.2	5	5	18	18	9	
179F2	Gara loam, 18 to 24 percent slopes, moderately eroded	12.51	23.3%		Vle	115.2	33.4	12	13	54	54	36	
S54	Zook silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	11.79	21.9%		Ilw	0.0	0.0	68		74	74	67	
131C2	Pershing silt loam, 5 to 9 percent slopes, moderately eroded	9.27	17.2%		Ille	80.0	23.2	62	50	68	68	51	
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	2.55	4.7%		Vle	139.2	40.4	24	33	62	62	44	
980B	Gullied land-Ely-Colo, occasionally flooded, complex, 2 to 5 percent slopes	2.04	3.8%		Vlle	88.0	25.5	42	25	10	10	9	
131B	Pershing silt loam, 2 to 5 percent slopes	0.68	1.3%		Ille	80.0	23.2	70	72	74	74	59	
Weighted Average					4.88	73.8	21.4	33.4	*	*n 49.8	*n 49.8	*n 37.5	

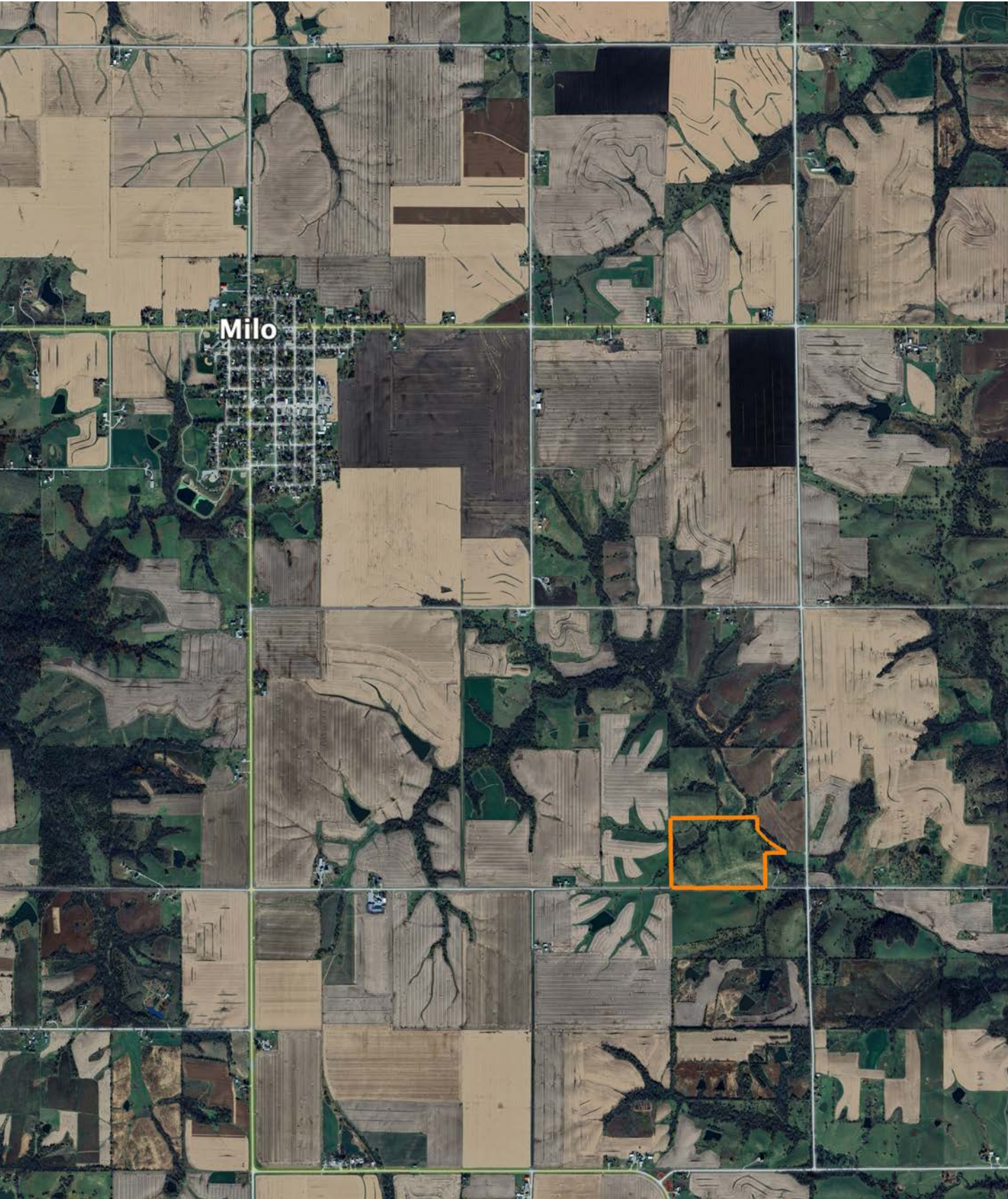
**IA has updated the CSR values for each county to CSR2.

*- 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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