

MIDWEST LAND GROUP PRESENTS

5 ACRES IN

ADAIR COUNTY IOWA

3280 260TH STREET, ORIENT, IA 50858



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PEACEFUL 5 +/- ACRE BUILD SITE WEST OF WINTERSSET

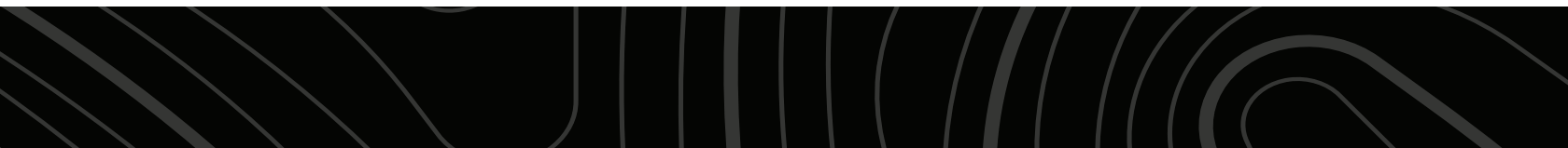
This peaceful 5 +/- acre parcel blends open ground with a beautiful mix of hardwoods and cedars, offering an ideal setting for anyone looking to build, homestead, or enjoy the outdoors. With 2–3 acres of open space, there's plenty of room for a home site, livestock, gardens, or a hobby orchard. The balance of the property features mature trees, rolling cover, and an active creek that winds through the timber - bringing in abundant deer and wildlife throughout the year.

Located just west of the Madison County line, the property sits in a quiet, low-traffic area while still offering convenient access to nearby communities: 15 miles to Winterset, 12 miles to Greenfield, and 43 miles to West Des Moines. Water and power are available at the road,

and an established 911 address and entrance are already in place, making development straightforward. With no covenants or HOA restrictions, you have the freedom to shape the land to your vision.

Situated within the Nodaway Valley School District and carrying annual taxes of just \$76, this acreage offers both practicality and possibility - perfect for those seeking space, privacy, and a connection to the land.

Buildable parcels of this size are becoming increasingly hard to find. Take advantage of this opportunity today while it is still available. Call Land Agent Aaron Creger to set up your private tour.



PROPERTY FEATURES

COUNTY: **ADAIR** | STATE: **IOWA** | ACRES: **5**

- 5 +/- acres of pasture and timber mix
- 2 to 3 acres of open ground for build site, livestock, & gardens
- Hardwood and cedar mix
- Plenty of deer and wildlife sign
- Active creek meandering through property
- Water and power at the road
- Just west of the Madison County line
- 15 miles to Winterset, 12 miles to Greenfield, & 43 miles to West Des Moines
- Located in a low-traffic area
- No covenants or HOA's
- Established 911 address and entrance
- Nodaway Valley School District
- Annual Taxes - \$76



BUILD SITE

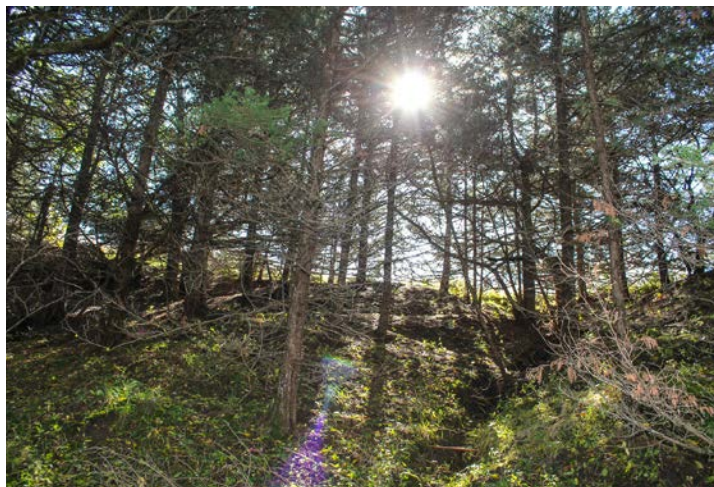
With 2–3 acres of open space, there's plenty of room for a home site, livestock, gardens, or a hobby orchard.



DEER AND WILDLIFE SIGN



HARDWOOD AND CEDAR MIX



ACTIVE CREEK



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



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Map Center: 41° 16' 18.7, -94° 15' 52.18

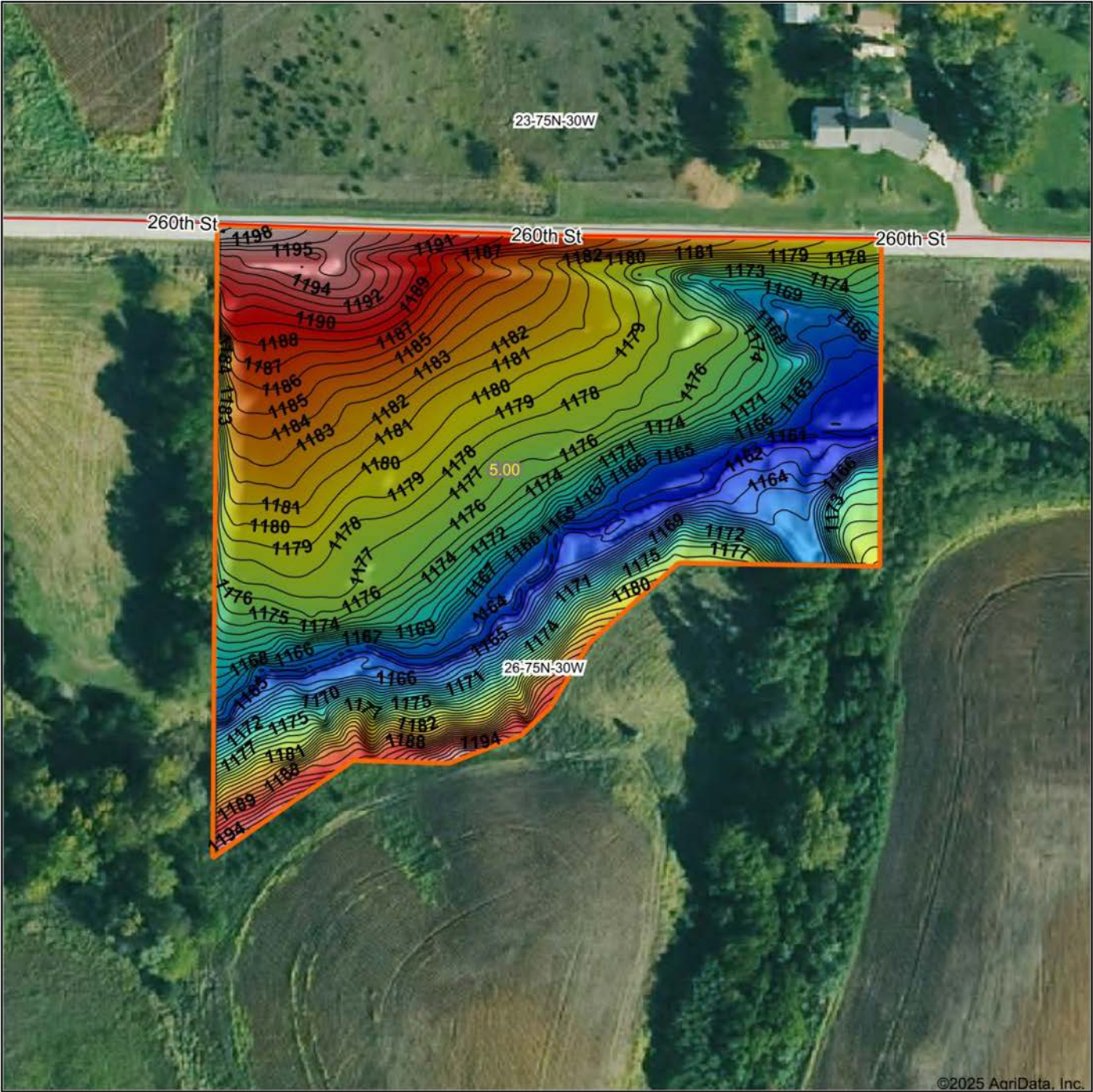
26-75N-30W
Adair County
Iowa

0ft 130ft 260ft



10/15/2025

HILLSHADE MAP



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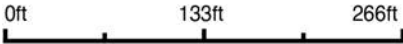


Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 1
Min: 1,160.6
Max: 1,199.3
Range: 38.7
Average: 1,176.8
Standard Deviation: 8.66 ft

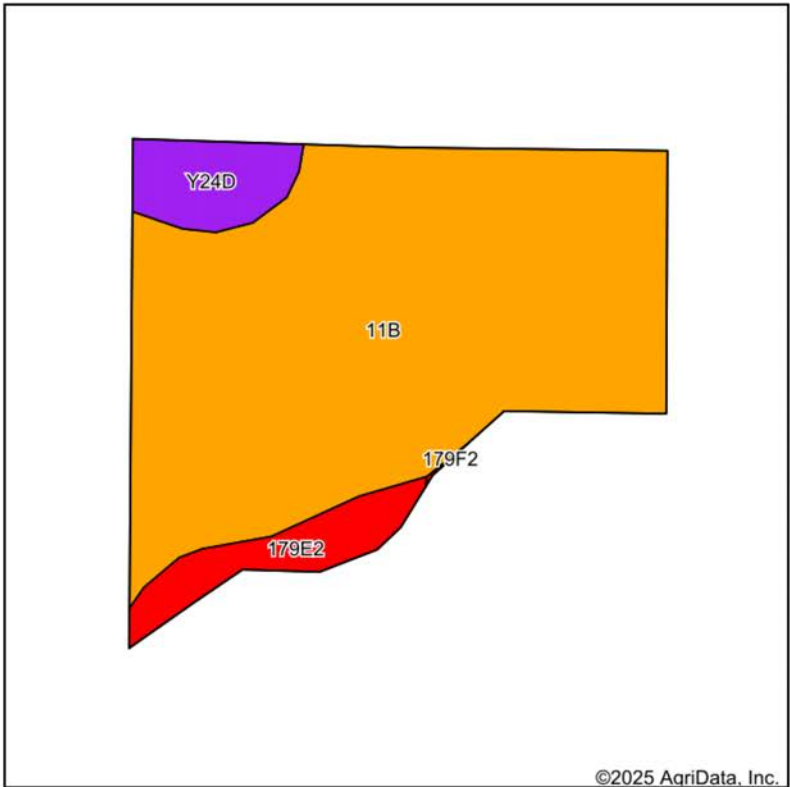


10/15/2025

26-75N-30W
Adair County
Iowa

Boundary Center: 41° 16' 18.7, -94° 15' 52.18

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Adair**
Location: **26-75N-30W**
Township: **Grand River**
Acres: **5**
Date: **10/15/2025**



Maps Provided By:



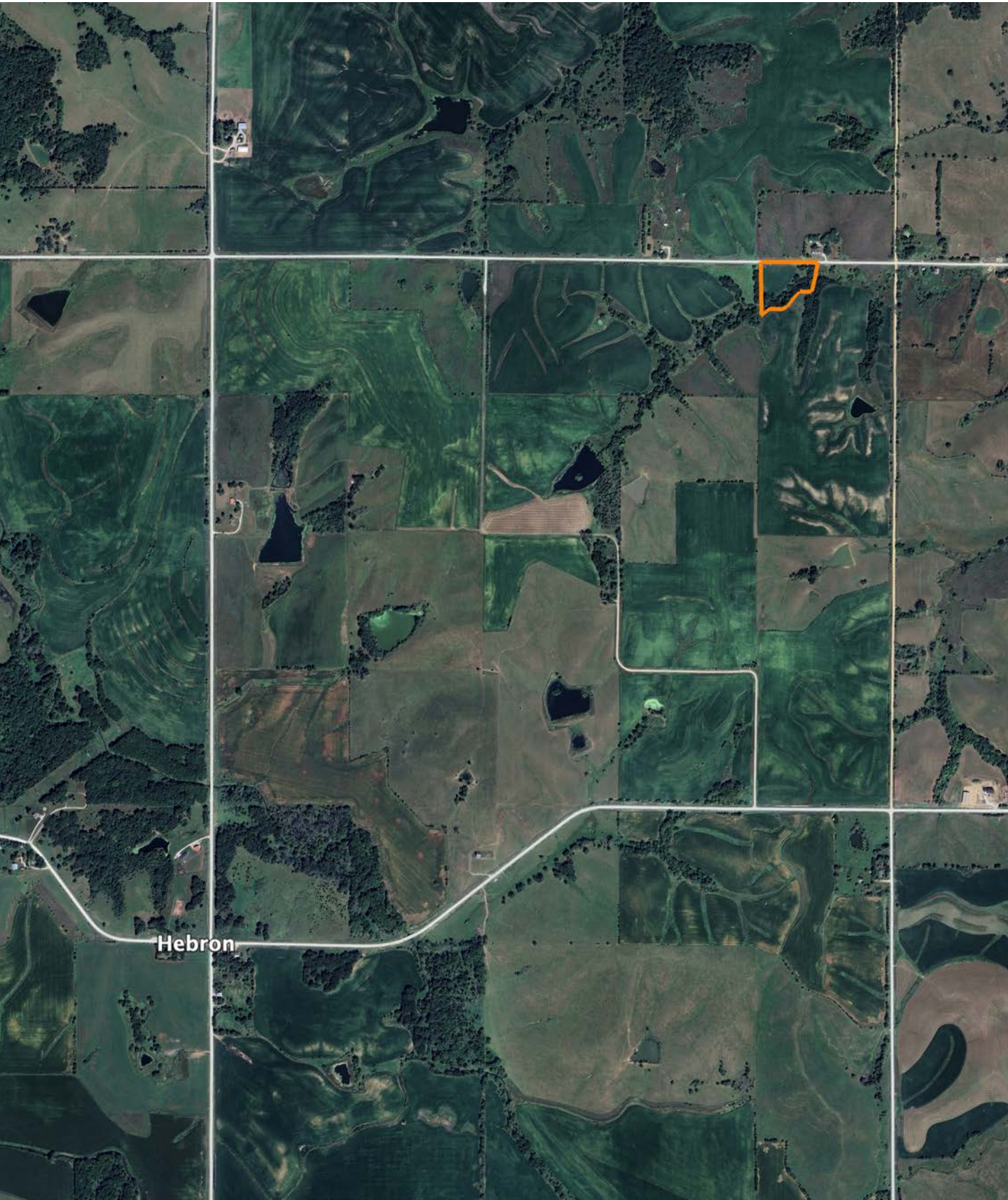
Area Symbol: IA001, Soil Area Version: 33

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
11B	Colo, occasionally flooded-Ely silty clay loams, dissected till plain, 2 to 5 percent slopes	4.31	86.2%		Ilw	204.8	59.4	80	69	87	86	81
179E2	Gara loam, dissected till plain, 14 to 18 percent slopes, eroded	0.35	7.0%		Vle	139.2	40.4	32	33	70	70	49
Y24D	Shelby loam, dissected till plain, 9 to 14 percent slopes	0.34	6.8%		Ille	0.0	0.0	52		82	82	61
Weighted Average					2.35	186.3	54	74.7	*-	*n 85.5	*n 84.6	*n 77.4

**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

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