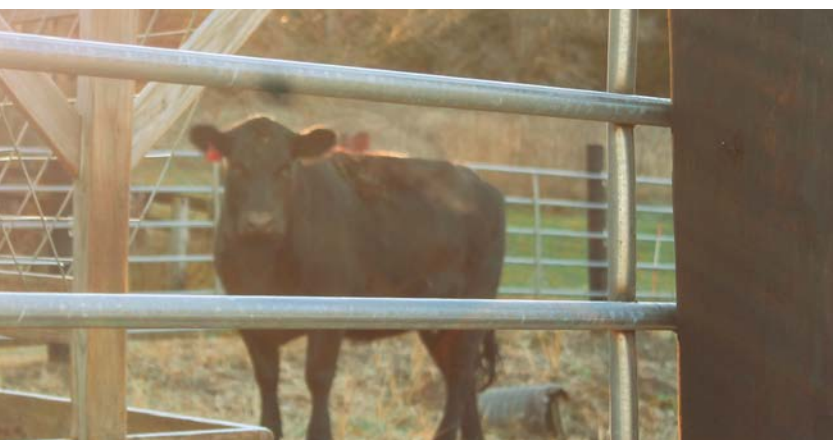


MIDWEST LAND GROUP PRESENTS



MADISON COUNTY, IA

13 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL 13 +/- ACRE ESTABLISHED HOMESTEAD IN SAINT CHARLES

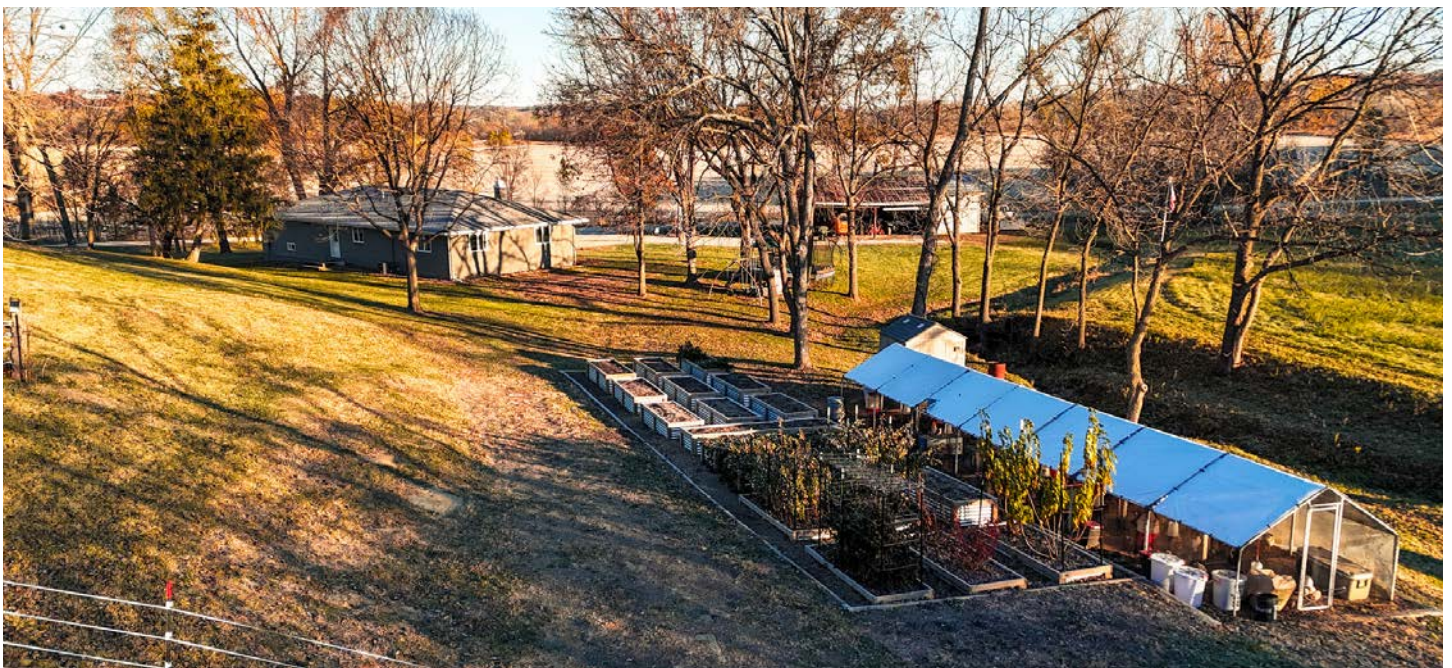
Tucked away in the rolling hills of Madison County, you will find this peaceful 13 +/- acre property, offering the perfect mix of rural charm and modern convenience. This well-maintained homestead is conveniently located just west of St. Charles, only 25 minutes south of West Des Moines and 5 miles from I-35. Situated on a quiet dead-end road with no primary resident neighbors in sight, you'll enjoy true country privacy without being far from town.

The remodeled 2-bedroom, 2-bath home features a warm and inviting layout, highlighted by a wood-burning fireplace and an attached 24'x31' heated garage with 12' ceilings and a storage loft. Outside, the property is well set up for livestock or hobby farming with a 30'x50' barn featuring a new hydrant, trenched electric ready for hookup, and continuous

fencing. Two Cobett frost-free waterers serve the barn and pastures, and the setup is poultry-ready for those wanting to expand their homestead.

Additional improvements include a 25'x50' storage shed ideal for firewood, tools, or equipment, plus a large established garden, fruit trees, and berry bushes. Approximately 8 +/- acres are in pasture and 2 +/- acres are planted in alfalfa, ready for livestock or hay production.

Rural water is provided by Warren Water District, power is provided by Farmers Electric, and high-speed fiber optic internet is available through Omnitel. With two separate parcels, there's flexibility and potential to build another home, shop, or whatever you can dream up.



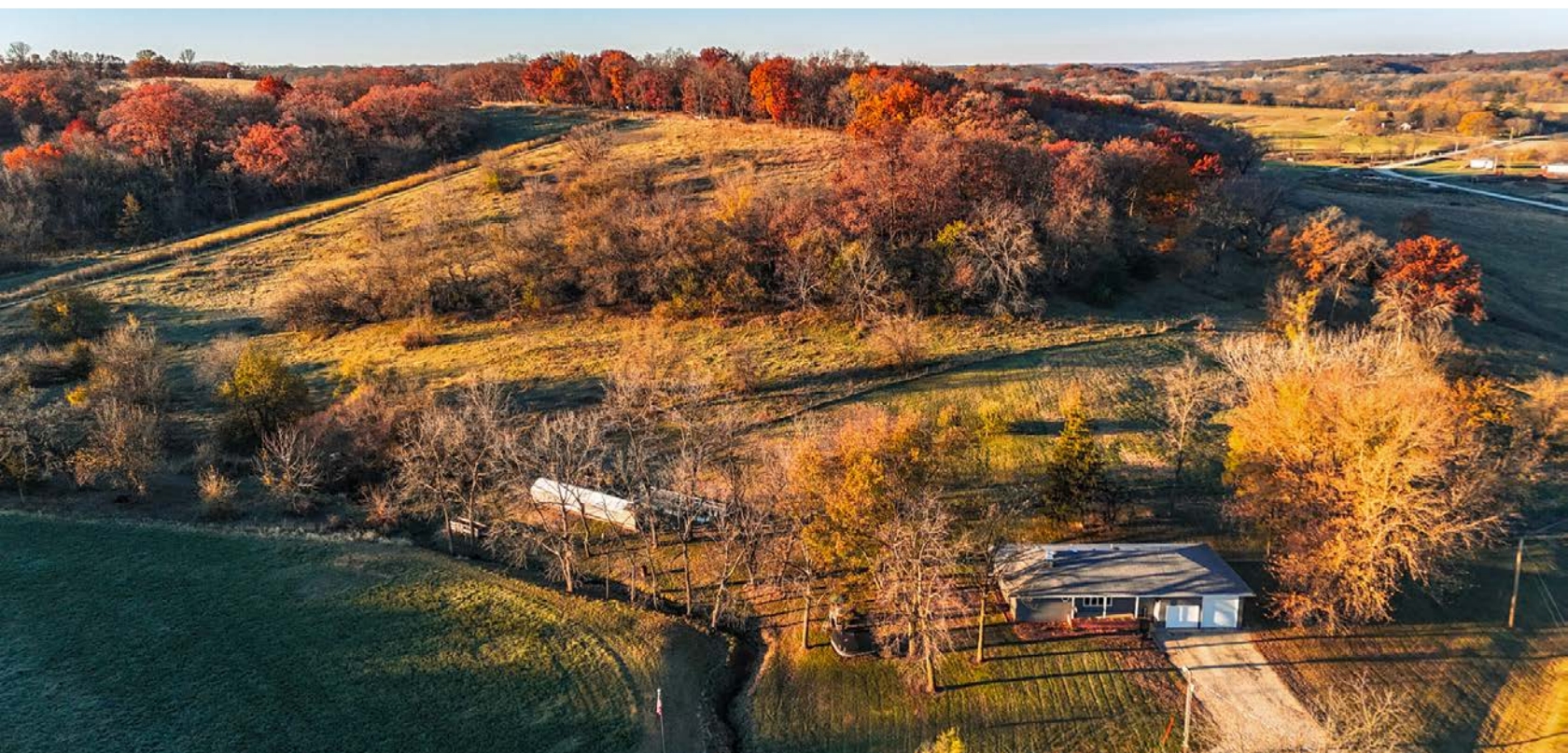
PROPERTY FEATURES

PRICE: **\$524,000** | COUNTY: **MADISON** | STATE: **IOWA** | ACRES: **13**

- 25 minutes south of West Des Moines; 5 miles to I-35 Interstate
- 1.25 miles of gravel on a dead-end road with no primary resident neighbors in sight
- 13 +/- total acres with 8 +/- acres pasture and 2 +/- acres in alfalfa
- Remodeled 2-bedroom, 2-bathroom home with wood-burning fireplace
- 24'x31' attached heated garage with 12' ceilings & storage loft
- 30'x50' livestock barn with new hydrant, trenched electric ready for hook up, and continuous fencing
- Two Cobett frost-free waterers for barn and pasture
- Poultry-ready
- 25'x50' storage shed for firewood, tools & equipment, etc.
- Large, established, and raised garden
- Established fruit trees and berries
- Appliances included
- Rural water service via Warren Water District
- Power provided by Farmers Electric
- Fiber optic through Omnitel
- 2 separate parcels give the freedom and potential to build another home, shop, or anything you can dream up



13 ACRES ON A DEAD-END ROAD



REMODELED HOME



HEATED GARAGE AND OUTBUILDINGS



ESTABLISHED GARDEN AND FRUIT TREES



AERIAL MAP



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Maps Provided By:



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Boundary Center: 41° 15' 52.96, -93° 50' 43.52

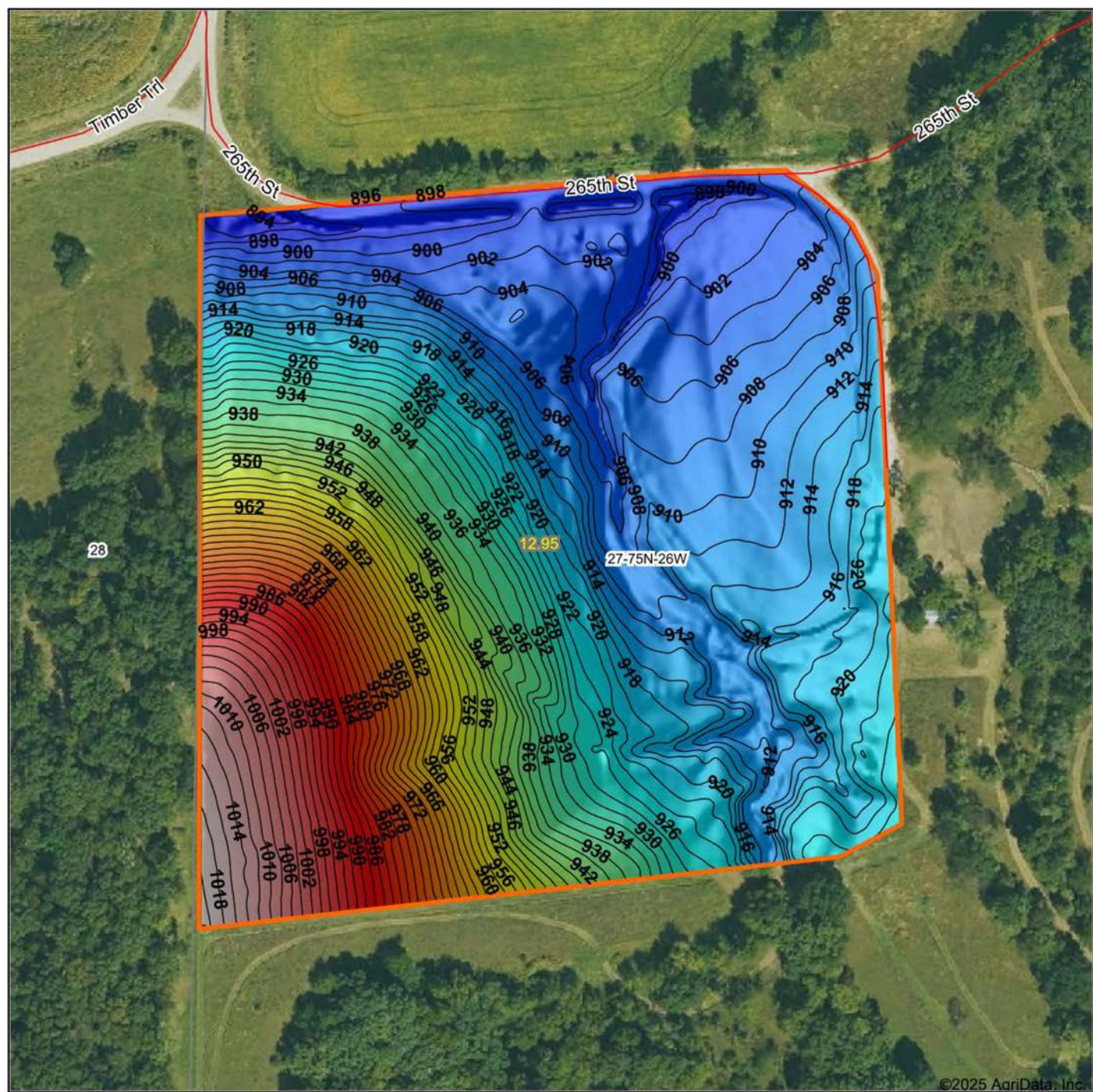
27-75N-26W
Madison County
Iowa

0ft 177ft 355ft



11/7/2025

HILLSHADE MAP



Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 2
Min: 892.9
Max: 1,021.4
Range: 128.5
Average: 932.1
Standard Deviation: 31.89 ft



11/7/2025

27-75N-26W
Madison County
Iowa

Boundary Center: 41° 15' 52.96, -93° 50' 43.52

WETLANDS MAP



State: **Iowa**
Location: **27-75N-26W**
County: **Madison**
Township: **South**
Date: **11/7/2025**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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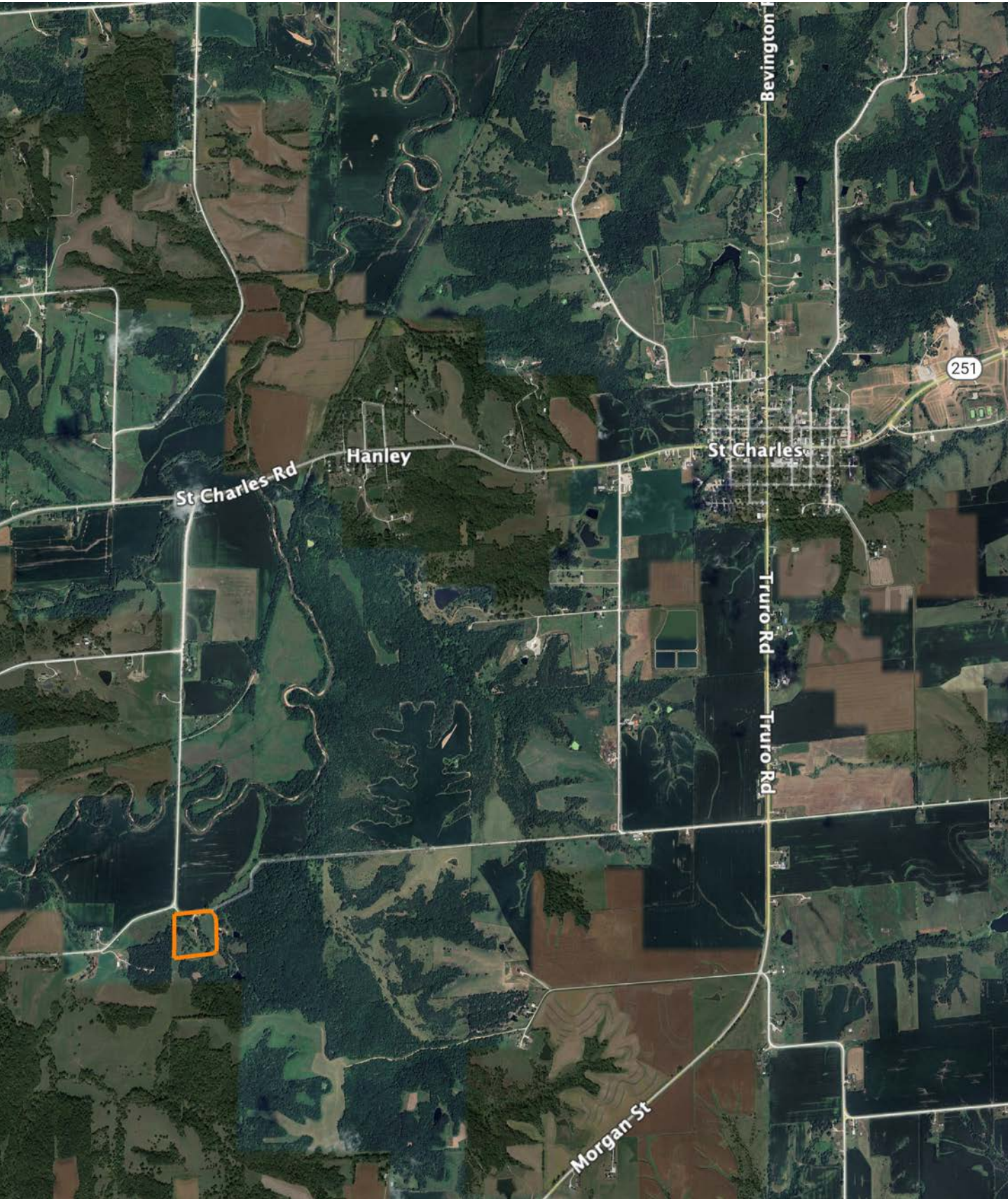


0ft 288ft 576ft

Classification Code	Type	Acres
R4SBC	Riverine	0.38
Total Acres		0.38

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

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

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