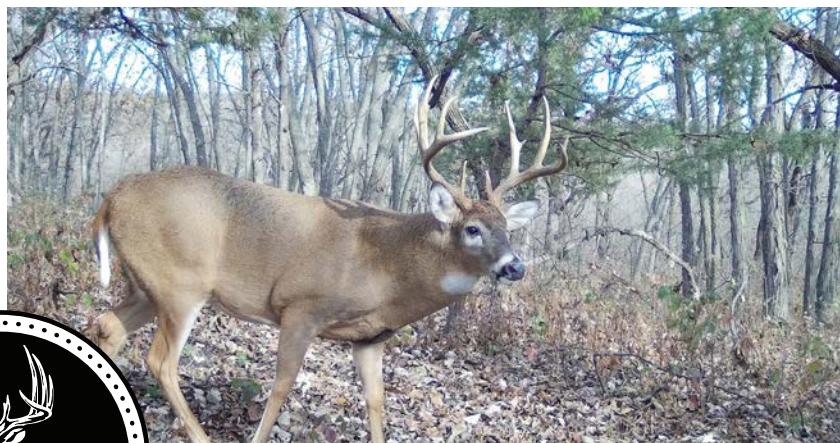
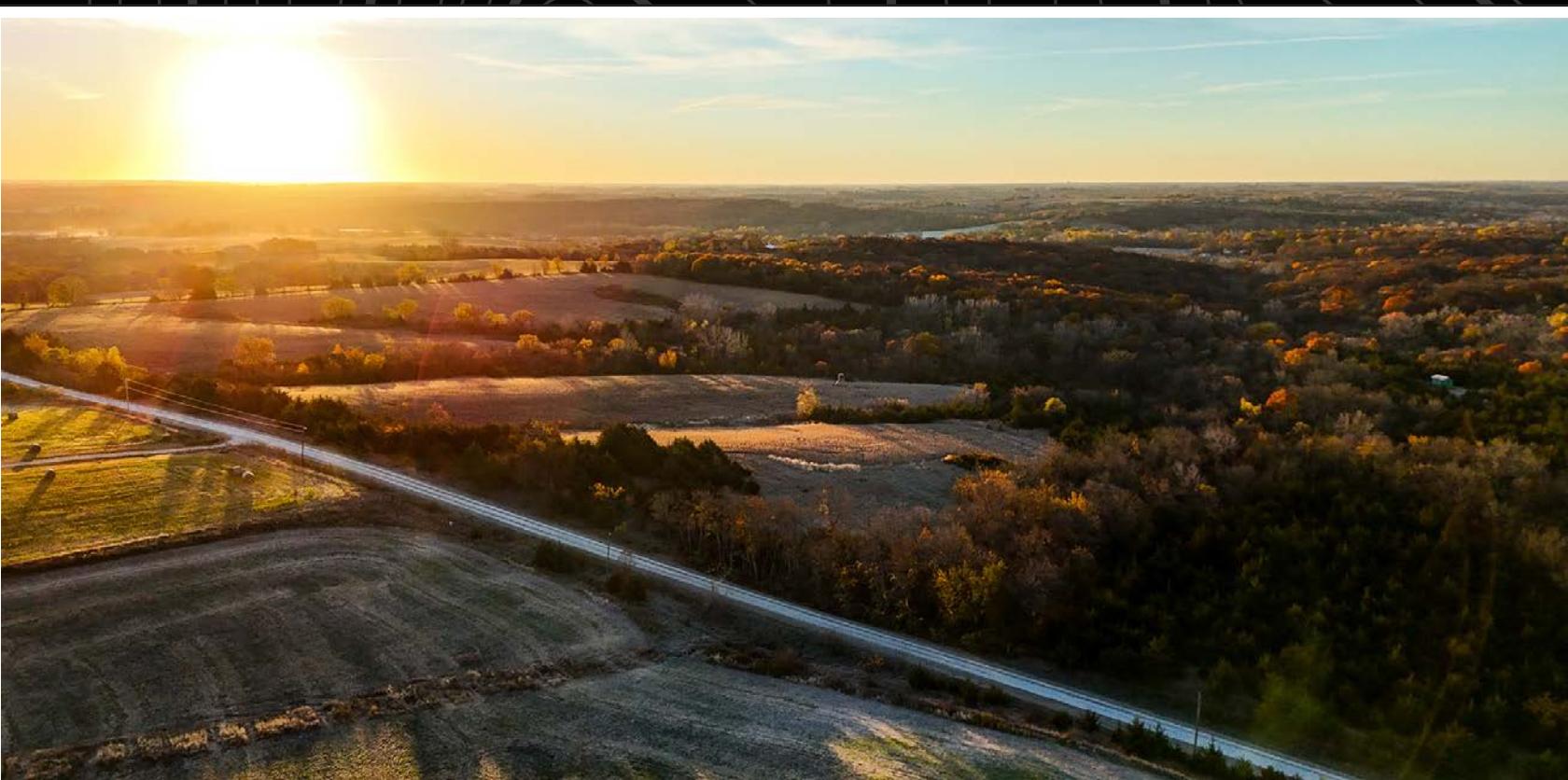


MIDWEST LAND GROUP PRESENTS

26.3 ACRES

MADISON COUNTY, IA

325TH STREET, TRURO, IOWA, 50257



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

26 +/- ACRE BUILDABLE COMBO FARM NEAR TRURO

This 26 +/- acre tract in Madison County offers the perfect blend of recreation, seclusion, and convenience all within minutes of the interstate. With flexible property lines available to the east and an additional 30 adjoining acres for sale, this property can fit a variety of goals, from a beautiful country homesite to an expanded hobby farm or hunting retreat.

A great build site sits perfectly to capture the rolling Madison County views. Utilities are ready at the road with water through the Warren Water District, power via Alliant Energy, and fiber optic internet, all available, plus an established entrance from 325th Street for easy access.

The land offers about 6 acres of tillable ground currently under a cash rent agreement through 2026, providing modest income. The balance of the farm features a

healthy mix of cedar and hardwood timber that holds strong numbers of whitetail deer and turkey. Several secluded pockets are set up perfectly for food plots, and the topography lays out well for a future pond site if desired.

Conveniently located just 4 miles from Interstate 35, 2 miles south of Truro, and only 30 miles from West Des Moines, this property provides peaceful country living with quick access to modern amenities. Low annual taxes of approximately \$270 and placement within the I-35 School District make it even more appealing.

Whether you're looking to build your dream home, expand your recreational portfolio, or secure a versatile piece of Madison County ground, this tract checks all the boxes.



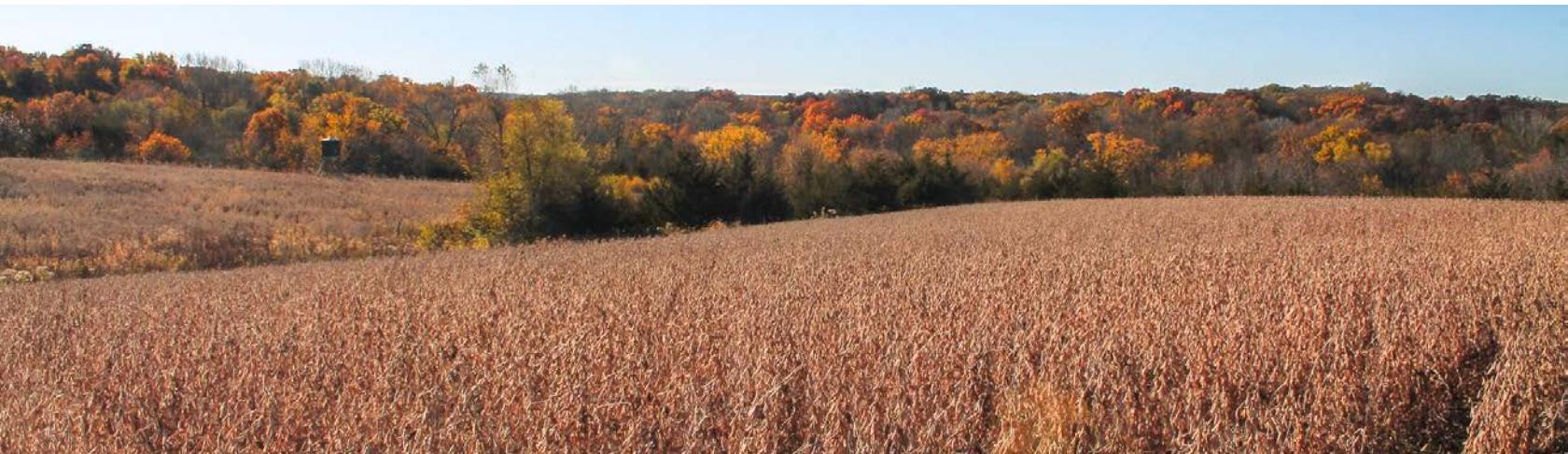
PROPERTY FEATURES

COUNTY: **MADISON** | STATE: **IOWA** | ACRES: **26.3**

- 26 +/- acre combo farm with flexible property lines to the east
- 30 additional adjoining acres available
- Great build site with gorgeous Madison County views
- Water at the road - serviced by Warren Water District
- Power at the road - serviced by Alliant Energy
- Fiber optic at the road
- Established entrance from 325th Street
- Approximately 6 tillable acres, currently being cash rented through 2026
- Timber is a mix of cedars and hardwoods
- Great whitetail deer and turkey population
- Perfect, secluded food plot locations
- Topography lays out great for a future pond
- Taxes approximately \$270 annually
- 4 miles from Interstate 35
- 2 miles south of Truro
- 30 miles to West Des Moines
- I-35 School District



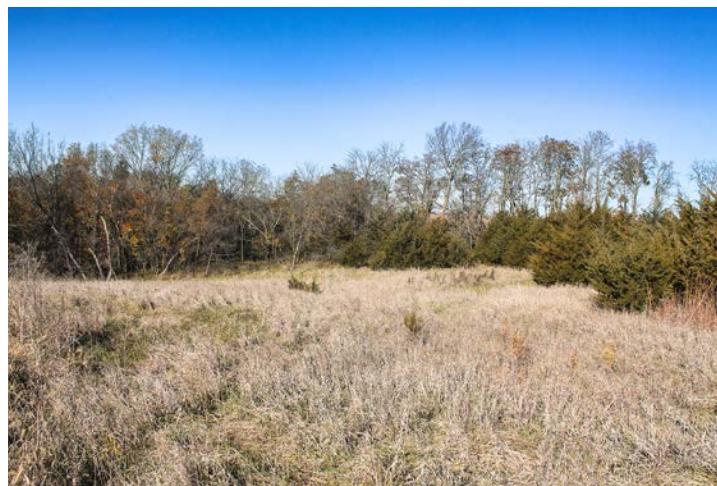
COMBO FARM



GREAT BUILD SITE



SECLUDED FOOD PLOT LOCATIONS



TRAIL CAM PICTURES



GREAT WHITETAIL DEER POPULATION



AERIAL MAP



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Maps Provided By:



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Boundary Center: 41° 10' 43.26, -93° 51' 25.54

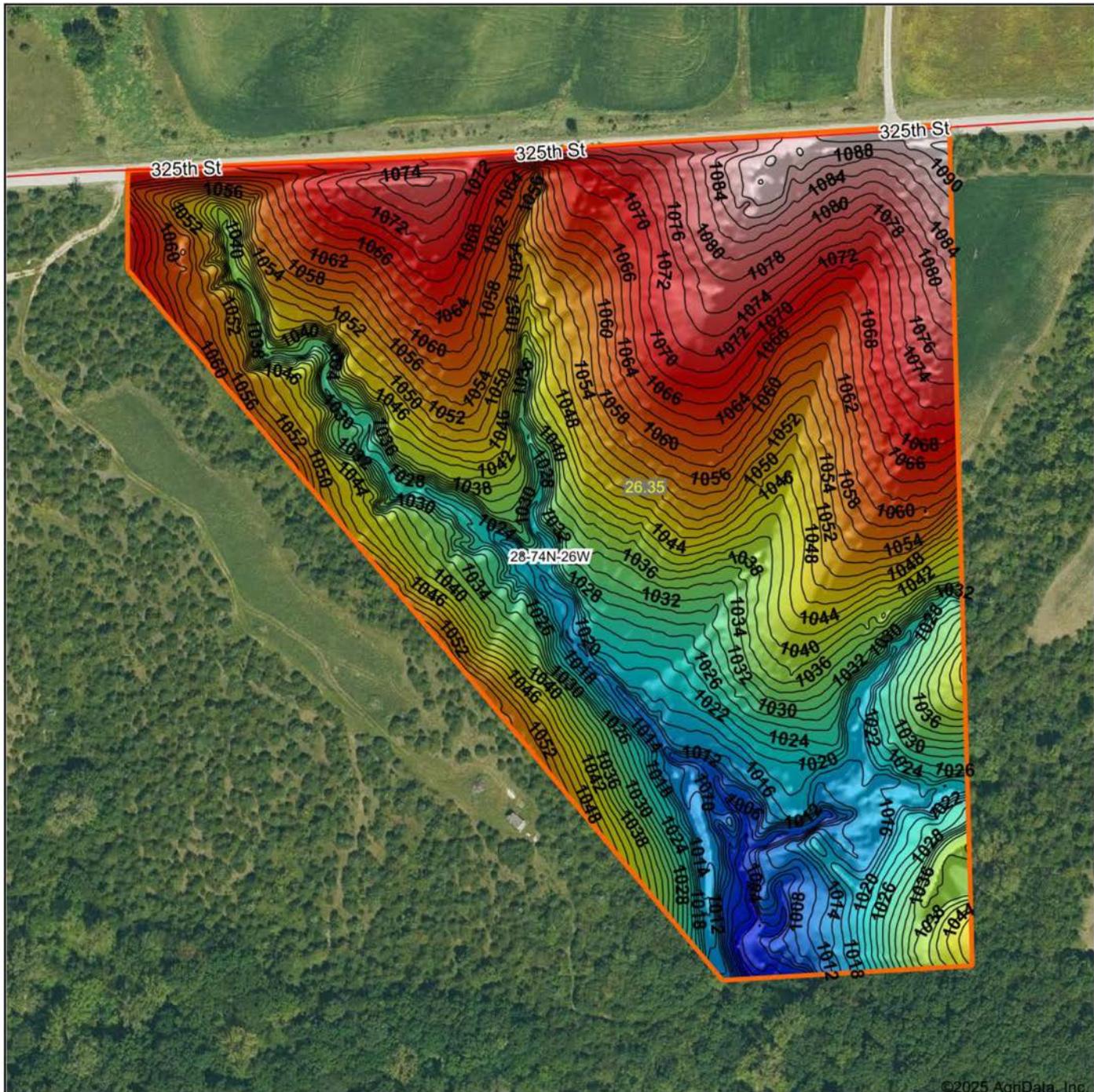
0ft 411ft 823ft

28-74N-26W
Madison County
Iowa



11/4/2025

HILLSHADE MAP



Source: USGS 1 meter dem

0ft 241ft 482ft

Interval(ft): 2

Min: 997.5

Max: 1,092.8

Range: 95.3

Average: 1,047.9

Standard Deviation: 21.13 ft



28-74N-26W
Madison County
Iowa
11/4/2025

Boundary Center: 41° 10' 43.26, -93° 51' 25.54

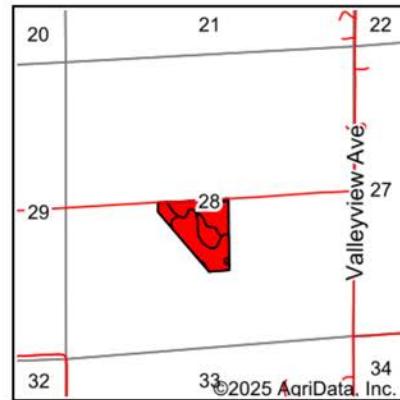
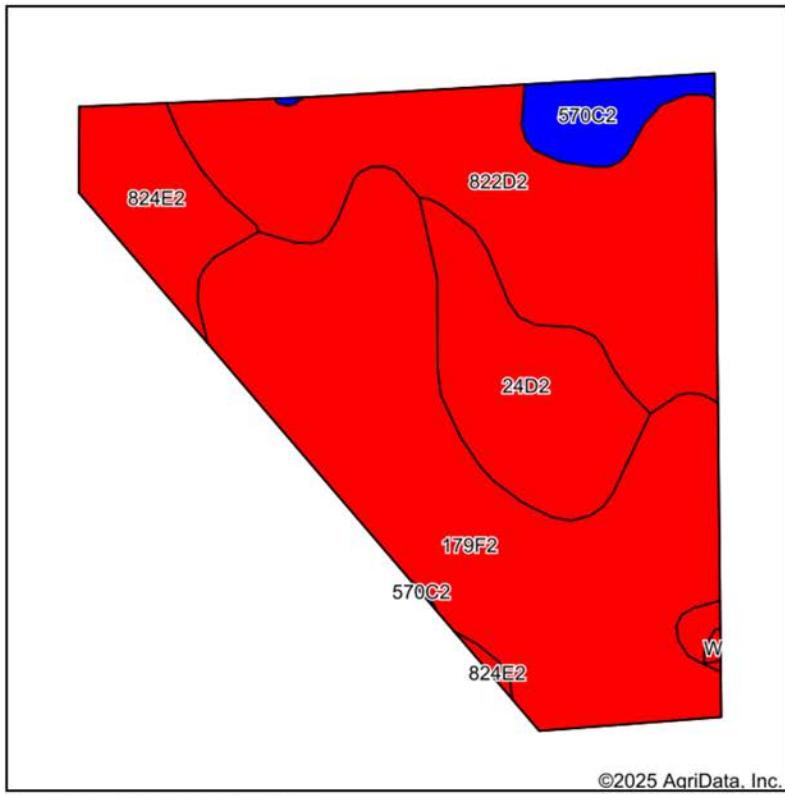


Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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SOILS MAP



State: **Iowa**
 County: **Madison**
 Location: **28-74N-26W**
 Township: **Ohio**
 Acres: **26.35**
 Date: **11/4/2025**



Maps Provided By:
surety[®]
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Soils data provided by USDA and NRCS.

Area Symbol: IA121, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
179F2	Gara loam, dissected till plain, 18 to 25 percent slopes, eroded	11.74	44.5%	Red	VIe			16	55	55	36
822D2	Lamoni clay loam, 9 to 14 percent slopes, eroded	8.11	30.8%	Red	IVe			7	57	57	40
24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	3.43	13.0%	Red	IIIe			49	75	75	55
824E2	Shelby-Lamoni complex, 14 to 18 percent slopes, eroded	2.02	7.7%	Red	IVe			26	59	59	42
570C2	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	1.05	4.0%	Blue	IIIe			81	84	84	69
Weighted Average						5.17	*-	20.9	*n 59.7	*n 59.7	*n 41.5

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

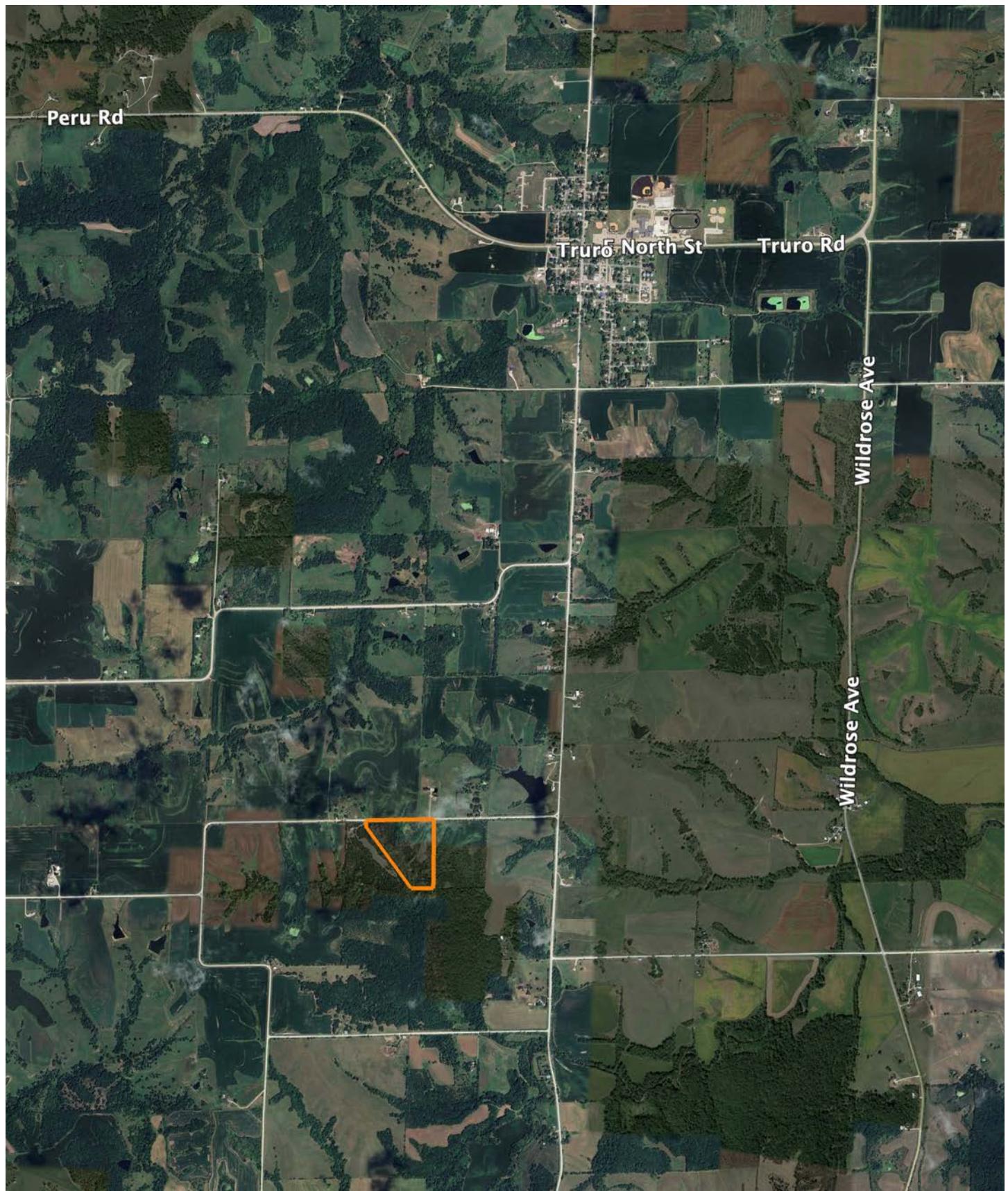
*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

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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ACreger@MidwestLandGroup.com



MidwestLandGroup.com

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