

MIDWEST LAND GROUP PRESENTS

30 ACRES IN

MADISON COUNTY IOWA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

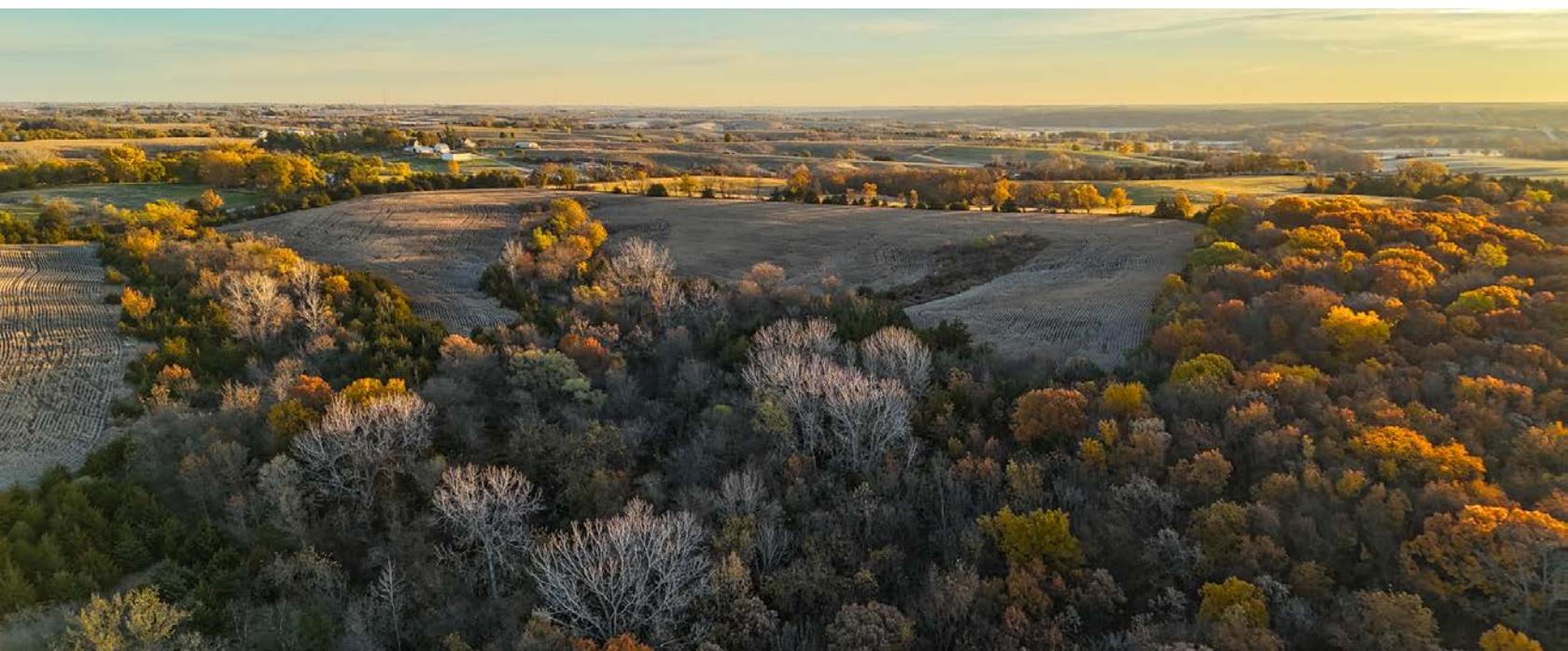
30 +/- ACRE MADISON COUNTY COMBO FARM WITH BUILD SITES

If you've been looking for the perfect mix of country living, income potential, and natural beauty, this 30 +/- acre property in Madison County checks all the boxes. Located 30 miles from West Des Moines, just 2 miles south of Truro and only 4 miles from Interstate 35, it offers easy access to town while keeping the peace and privacy you're after. Customize the size and layout, with the ability to add more acres, as the western property line is negotiable.

The land features approximately 17 tillable acres currently cash-rented through 2026. The balance is a mix of hardwoods and cedars - great cover for wildlife and ideal for hunting, with strong populations of whitetail deer and turkey. Several tucked-away spots would make perfect food-plot locations, and there is a hidden spring-fed cattle pond that acts as an ideal watering hole for all the wildlife.

You'll love the views from the build sites, with rolling countryside and open skies in every direction. The property is already set up with the essentials: water through Warren Water District, power from Alliant Energy, and fiber optic, all at the road. An established entrance from 325th Street also makes for convenient access.

The topography lays out beautifully for adding a future pond, and annual taxes are manageable at around \$400. Located within the I-35 School District, this is a fantastic opportunity to build your dream home, weekend retreat, or simply enjoy your own piece of Madison County. Tracts of this size and proximity to the Des Moines Metro are highly sought after, so give Land Agent Aaron Creger a call today to schedule a showing while it's still available!



PROPERTY FEATURES

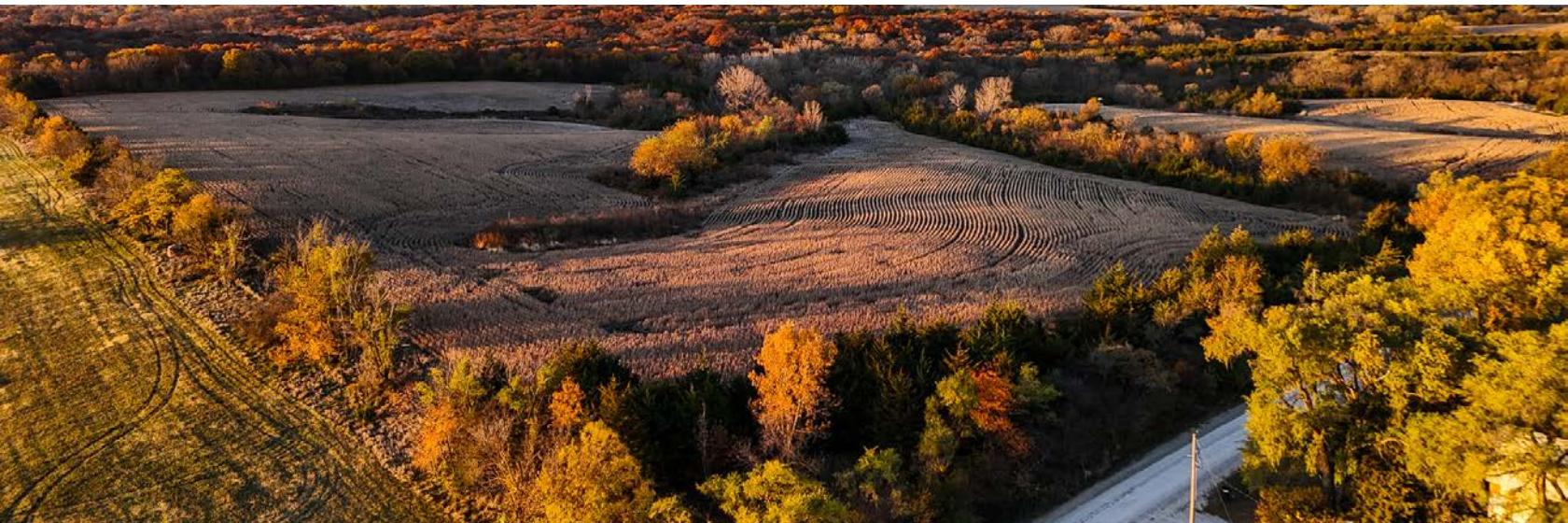
COUNTY: **MADISON** | STATE: **IOWA** | ACRES: **30**

- 30 +/- acre combo farm with flexible property lines to the west
- Approximately 17 tillable acres, currently being cash rented through 2026
- 26 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
- 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 \$400 annually
- 4 miles from Interstate 35
- 2 miles south of Truro
- 30 miles to West Des Moines



GREAT BUILD SITE

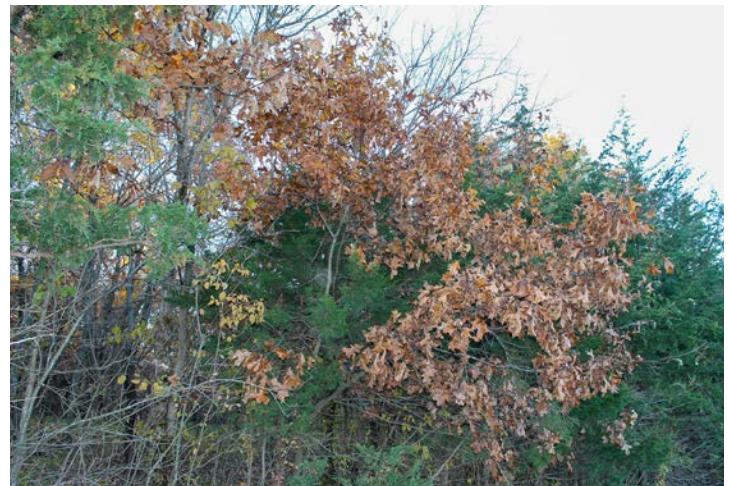
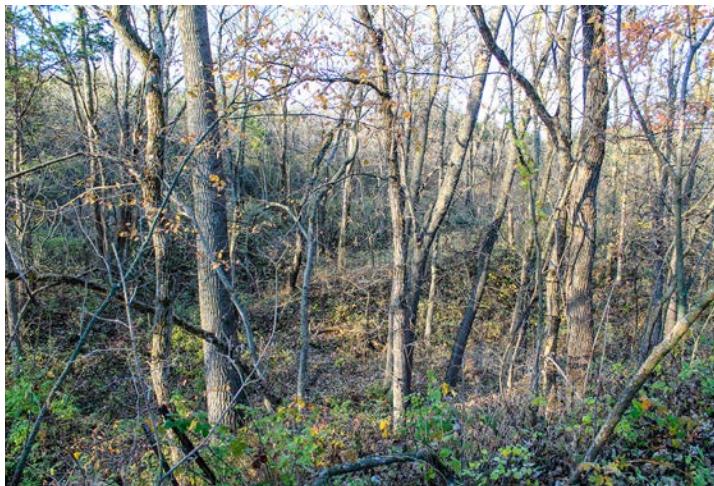
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APPROXIMATELY 17 TILLABLE ACRES



MIX OF CEDARS AND HARDWOODS



TRAIL CAM PICTURES



HARVEST PHOTOS



AERIAL MAP



Maps Provided By:



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Boundary Center: 41° 10' 43.75, -93° 51' 11.16

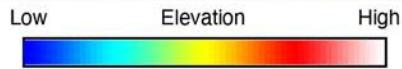
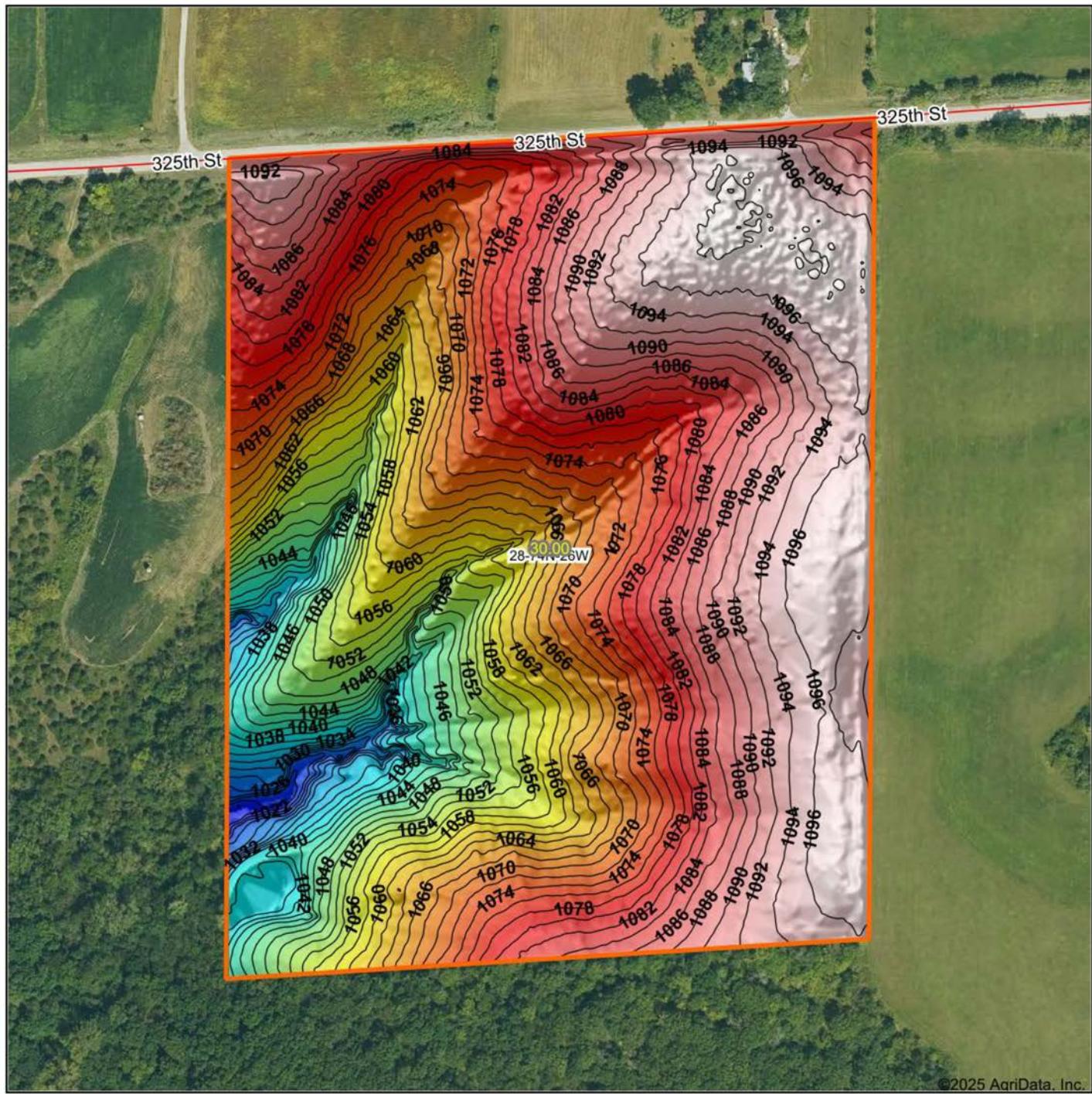
0ft 411ft 823ft

28-74N-26W
Madison County
Iowa



11/4/2025

HILLSHADE MAP



Source: USGS 1 meter dem

0ft 244ft 488ft

Interval(ft): 2

Min: 1,017.6

Max: 1,098.8

Range: 81.2

Average: 1,073.8



28-74N-26W
Madison County
Iowa

Boundary Center: 41° 10' 43.75, -93° 51' 11.16

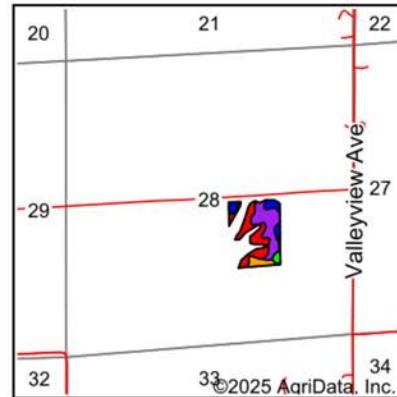
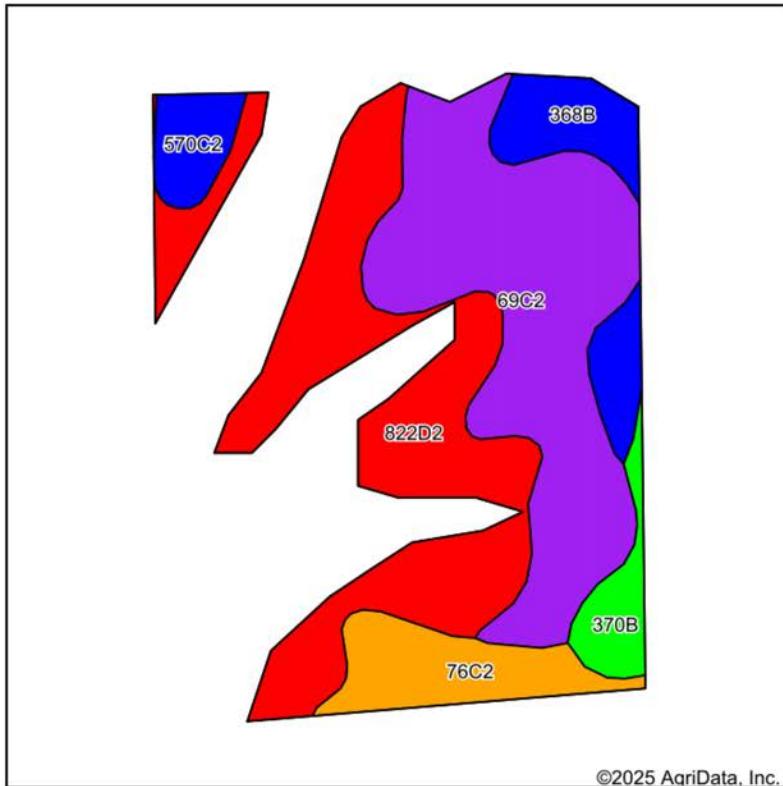


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SOILS MAP



State: **Iowa**
 County: **Madison**
 Location: **28-74N-26W**
 Township: **Ohio**
 Acres: **17.01**
 Date: **11/4/2025**



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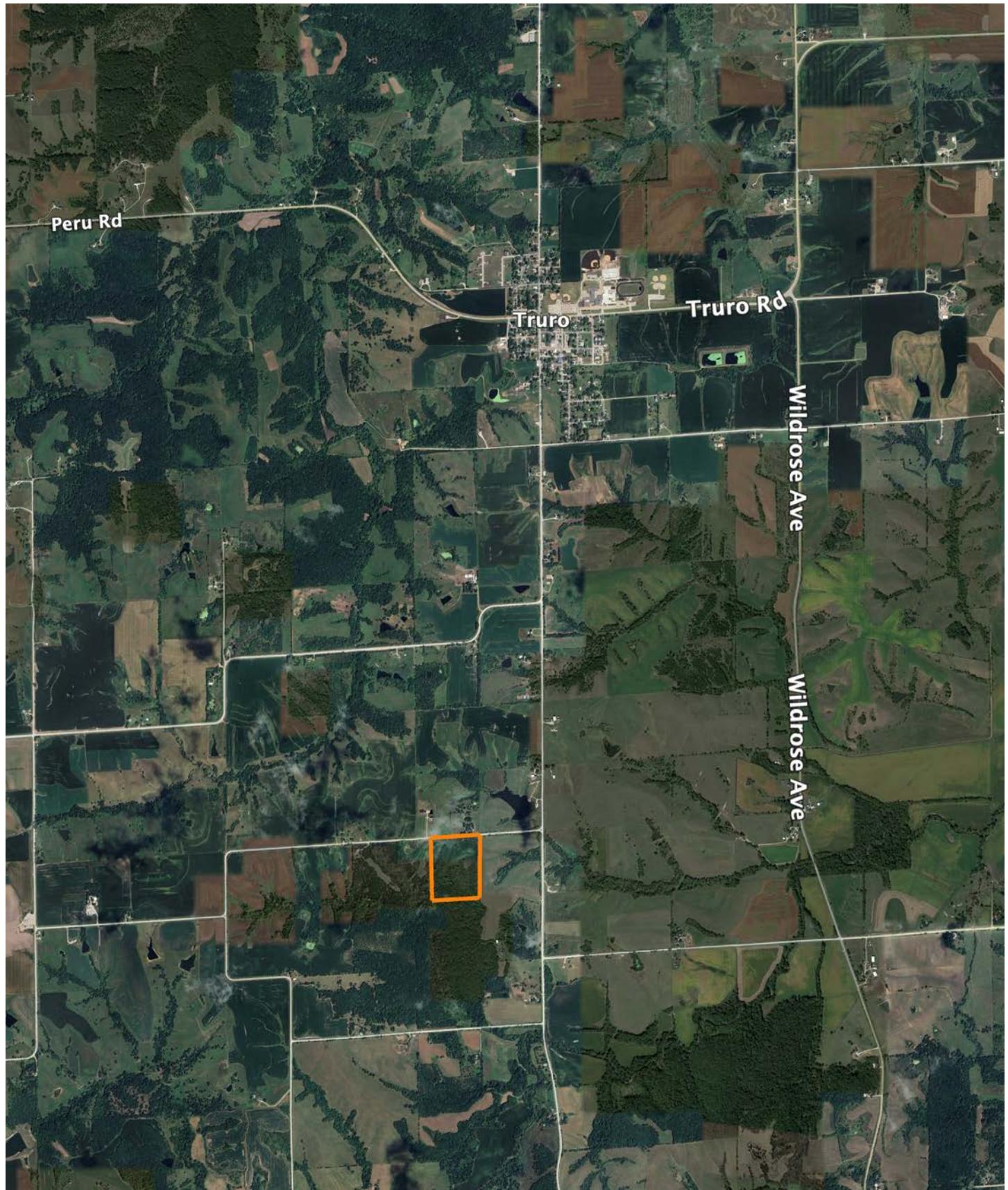


Area Symbol: IA121, Soil Area Version: 29										
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	
69C2	Clearfield silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	6.39	37.7%		IIIw	56	66	66	59	
822D2	Lamoni clay loam, 9 to 14 percent slopes, eroded	6.25	36.7%		IVe	7	57	57	40	
76C2	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes, eroded	1.52	8.9%		IIIe	75	77	77	65	
368B	Macksburg silty clay loam, 2 to 5 percent slopes	1.48	8.7%		IIe	89	87	87	78	
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	0.70	4.1%		IIe	91	92	92	79	
570C2	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	0.67	3.9%		IIIe	81	84	84	69	
Weighted Average						3.24	45	*n 67.3	*n 67.3	*n 55.4

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

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

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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MidwestLandGroup.com

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