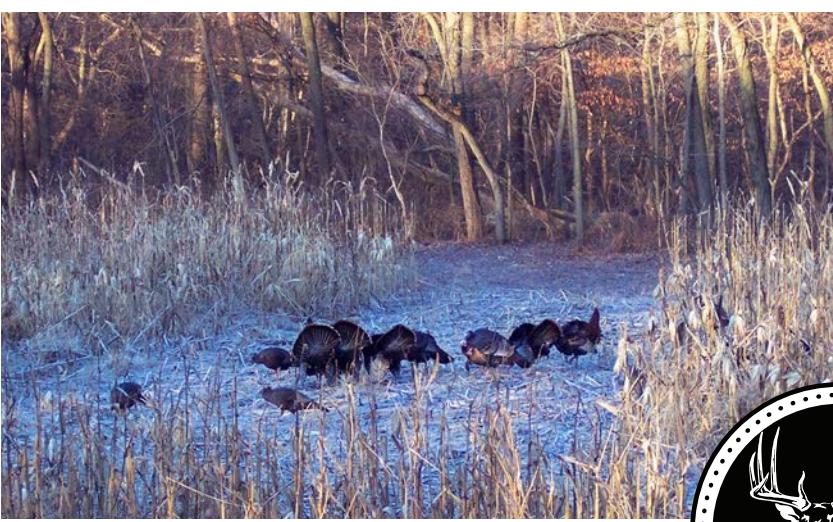
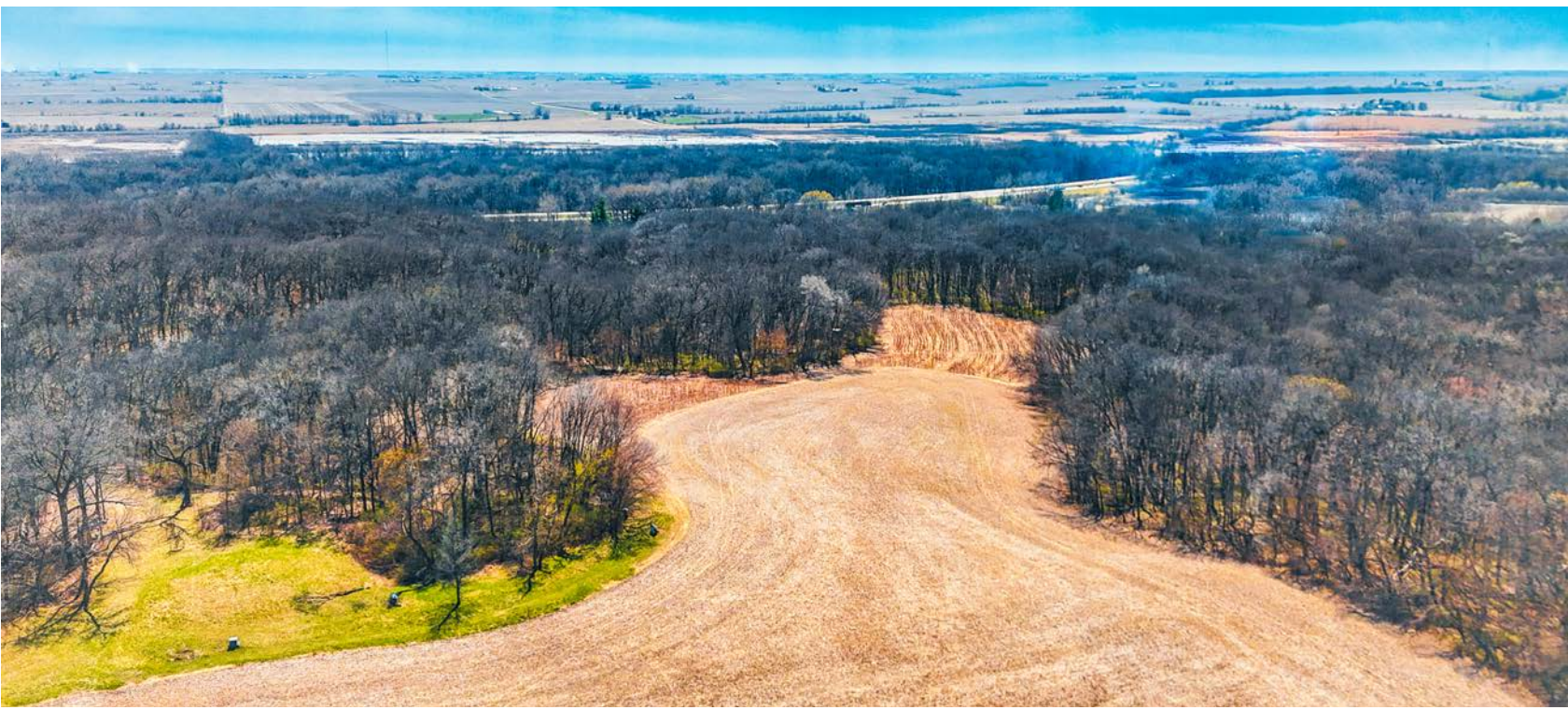


MIDWEST LAND GROUP PRESENTS

24.74 ACRES

JASPER COUNTY, IA

805 WEST 120TH STREET SOUTH, COLFAX, IOWA 50054



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

COMPACT JASPER COUNTY HUNTING FARM

If you're looking for a premier hunting tract with serious whitetail history just minutes from the Des Moines metro, this 24.74 +/- acre Jasper County gem is the one. Located northwest of Colfax, you're less than 20 minutes from Altoona and under 30 from Des Moines, making it easy to hunt every single morning or evening after work. The property is tucked away on a dead-end road for total privacy and features roughly 20 acres of hardwood timber with excellent value potential, alongside 5 acres of row crops with 2 acres already established as food plots.

This land is a turn-key setup for any hunter. It boasts a rich history of strong whitetail genetics, turkeys every day of the week, and an abundance of morel mushrooms.

A Shadow Hunter tower blind with an easy-access stair system stays with the property, and there's a lean-to water retention system already in place to keep the wildlife on-site. There are multiple ladder-stands that may stay with the property as well. With power and water already at the property through MidAmerican Energy and IRUA, it's the perfect spot to park your gear or set up a high-end metal building or hunting cabin. Between the location and the habitat, this is an incredible opportunity to own a high-caliber hunting property without the long drive. The size, location, and price point of this Jasper County listing are sure to gather a lot of attention, so contact Aaron Creger with Midwest Land Group today at (515) 491-9567 to schedule your private showing.

PROPERTY FEATURES

COUNTY: **JASPER** | STATE: **IOWA** | ACRES: **24.74**

- Roughly 20 acres of hardwood timber with timber value potential
- Approximately 5 acres in row crop – 2 being left for food plots
- Water on-site serviced through IRUA
- Power on-site serviced through MidAmerican Energy
- Established 911 address in place
- Multiple fruit-producing trees were planted
- Shadow Hunter tower blind with an easy access stair system, remains with the property
- Multiple ladder-stands negotiable
- Lean-to water retention system is great for bringing in wildlife
- Rich hunting history and strong whitetail genetics, plus morel mushrooms
- Great spot for a metal building or hunting cabin
- Located on a dead-end road
- Less than 30 minutes to Des Moines
- Less than 20 minutes to Altoona

ROUGHLY 20 ACRES OF HARDWOOD TIMBER



APPROXIMATELY 5 ACRES OF ROW CROP



RICH HUNTING HISTORY

A Shadow Hunter tower blind with an easy-access stair system stays with the property, and there's a lean-to water retention system already in place to keep the wildlife on-site. There are multiple ladder-stands that may stay with the property as well.



AERIAL MAP



©2026 AgriData, Inc.

Boundary Center: 41° 41' 24.88, -93° 16' 56.97



Maps Provided By:



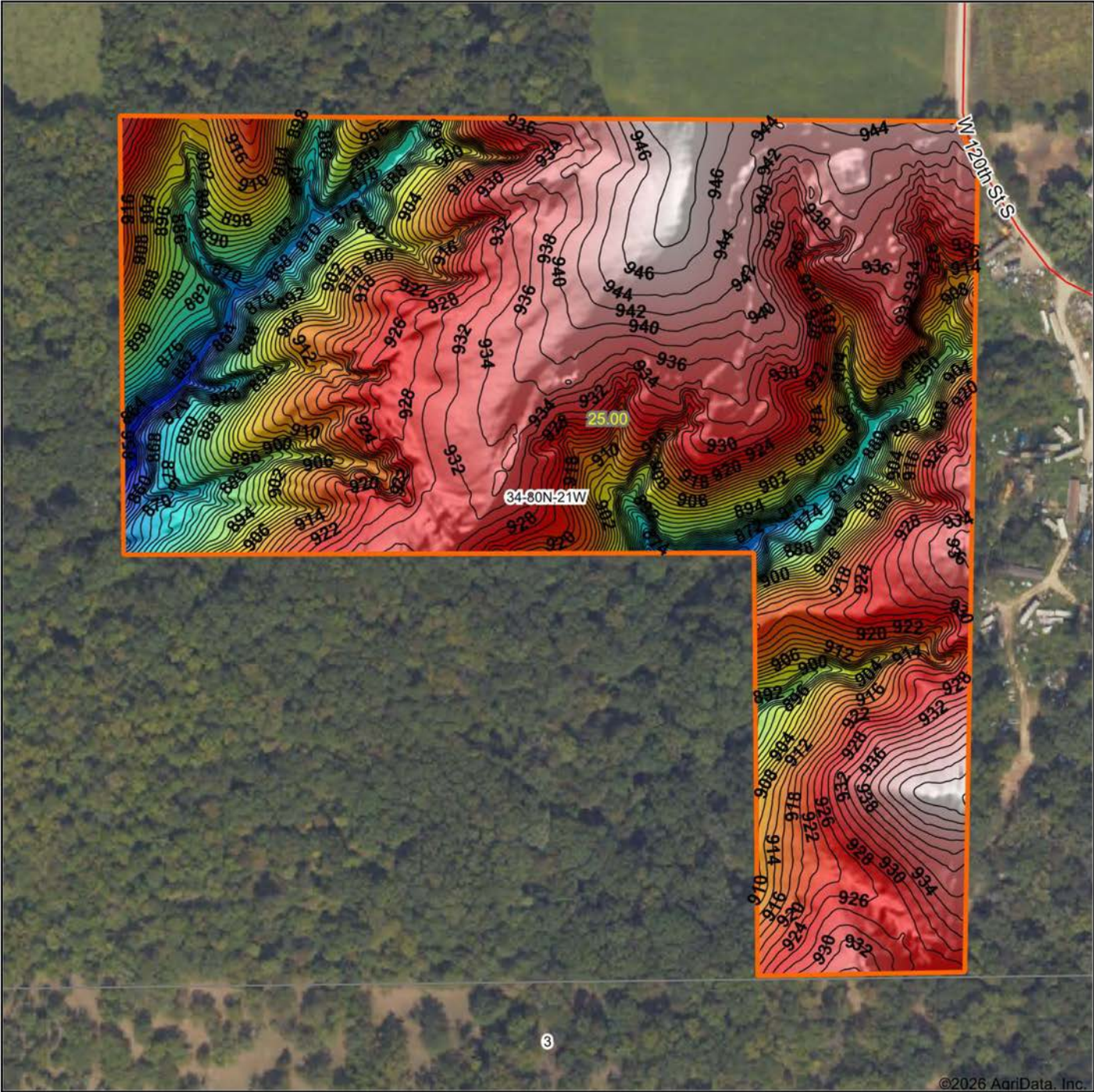
© AgriData, Inc. 2025 www.AgriDataInc.com

34-80N-21W
Jasper County
Iowa

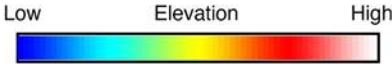


3/9/2026

HILLSHADE MAP



©2026 AgriData, Inc.

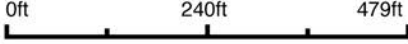


Maps Provided By:



CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com

Source: USGS 1 meter dem
Interval(ft): 2
Min: 851.0
Max: 950.1
Range: 99.1
Average: 917.6
Standard Deviation: 21.49 ft

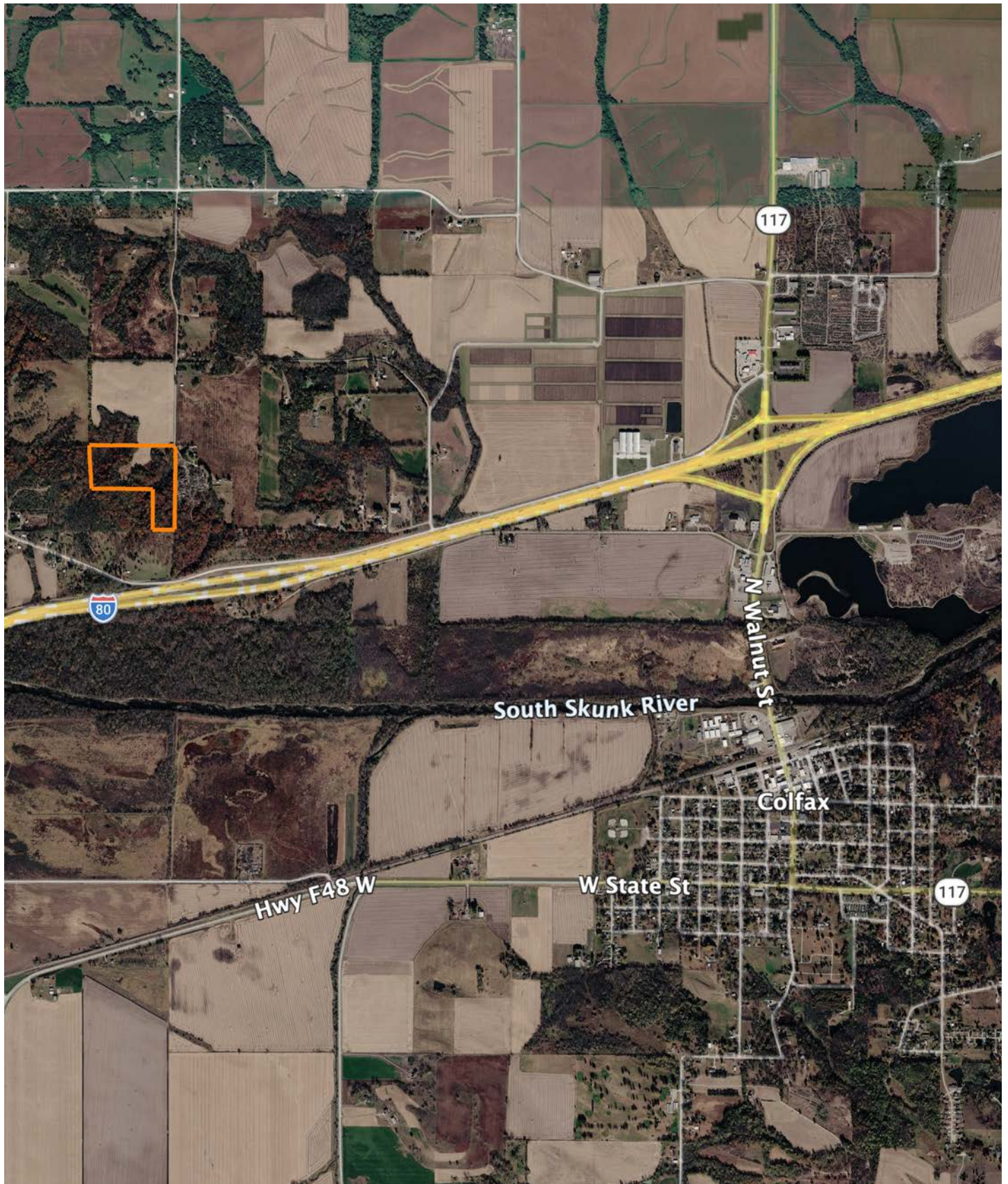


3/9/2026

34-80N-21W
Jasper County
Iowa

Boundary Center: 41° 41' 24.88, -93° 16' 56.97

OVERVIEW MAP



AGENT CONTACT

Aaron Creger is a proud lowan 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 lowans find the perfect piece of land to call their own.



AARON CREGER,

LAND AGENT

515.491.9567

ACreger@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.