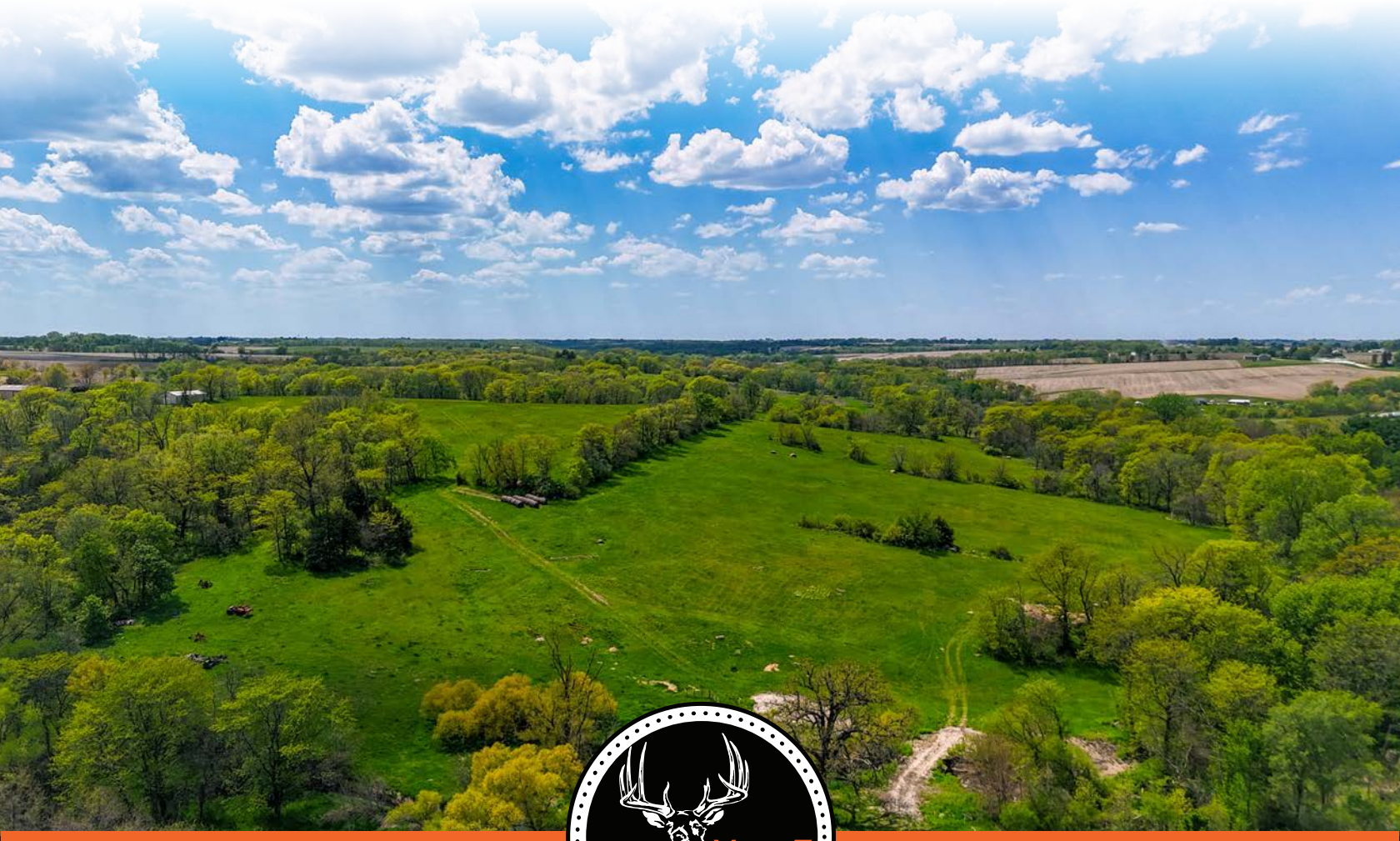
MIDWEST LAND GROUP PRESENTS

61 ACRES IN

WARREN COUNTY
IOWA



MidwestLandGroup.com

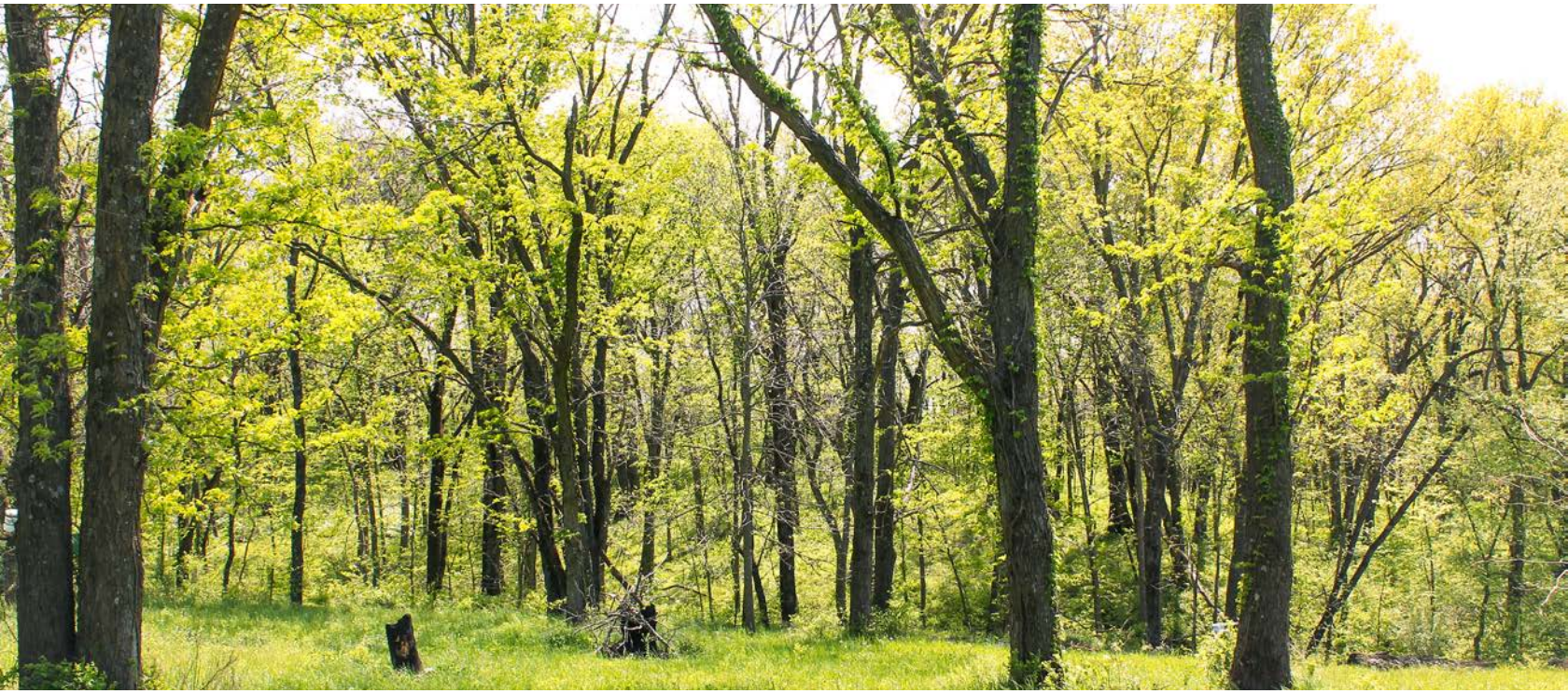
MIDWEST LAND GROUP IS HONORED TO PRESENT

EXECUTIVE BUILD SITE OR COMMERCIAL OPPORTUNITY ON PAVED HIGHWAY 5

If you've been looking for that perfect mix of space, location, and freedom, this 61 +/- acre property between Carlisle and Hartford is worth a look. Sitting right off paved Highway 5, it's an easy drive but still gives you the rural feel. The land itself has a great set up with rolling terrain, wide-open views, and a nice mix of timber and pasture. There's an active creek running through it that adds to the character and draws in plenty of wildlife like deer, turkey, and even bobcats.

Whether you're thinking about building your dream home (or multiple homes), starting a hobby farm, or running a business, you've got options here. With two separate access points from the west and north, the layout makes it easy to get creative. It's currently zoned Ag but does have potential for commercial use. Even better, there are no covenants or HOAs, so you can truly make it your own and bring your animals with you.

Utilities are along 200th Ave and Highway 5, and you're located in the Carlisle Community School District. Plus, it's only about 20 minutes to Des Moines International Airport and 25 minutes to Red Rock Lake, so you're never too far from everything you need. Properties like this don't come around often, especially with this kind of flexibility and location. Call Land Agent Aaron Creger to schedule your own private showing!



PROPERTY FEATURES

COUNTY: **WARREN** | STATE: **IOWA** | ACRES: **61**

- 61 +/- acres located between Carlisle and Hartford on paved Highway 5
- Perfect for an executive build site with potential for multiple homes
- Currently zoned Ag but has potential for commercial uses
- Beautiful views for miles
- 2 separate access points from the west and north
- Diverse mix of timber, pasture, and hay ground
- Active creek flows through the property
- Tons of wildlife (deer, turkey, bobcats)
- No covenants or HOAs – bring your animals
- 20 minutes to the Des Moines International Airport
- Carlisle School District
- Utilities located along 200th Ave and Highway 5



PERFECT BUILD SITE

With two separate access points from the west and north, the layout makes it easy to get creative. It's currently zoned Ag but does have potential for commercial use. Even better, there are no covenants or HOAs, so you can truly make it your own and bring your animals with you.











TONS OF WILDLIFE

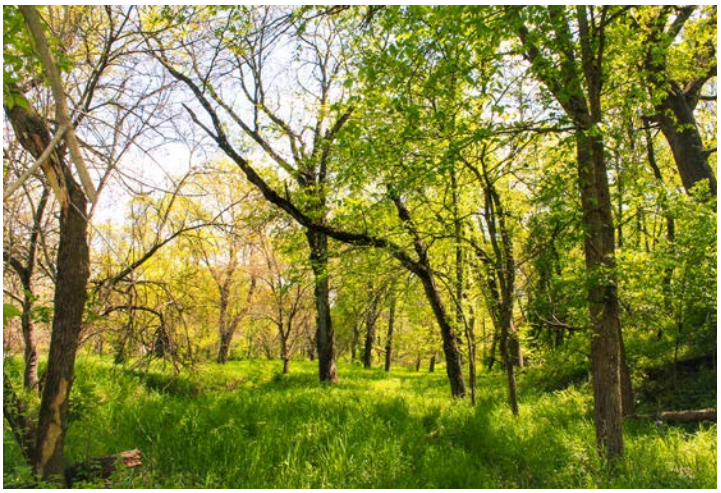




TIMBER, PASTURE, & HAY GROUND

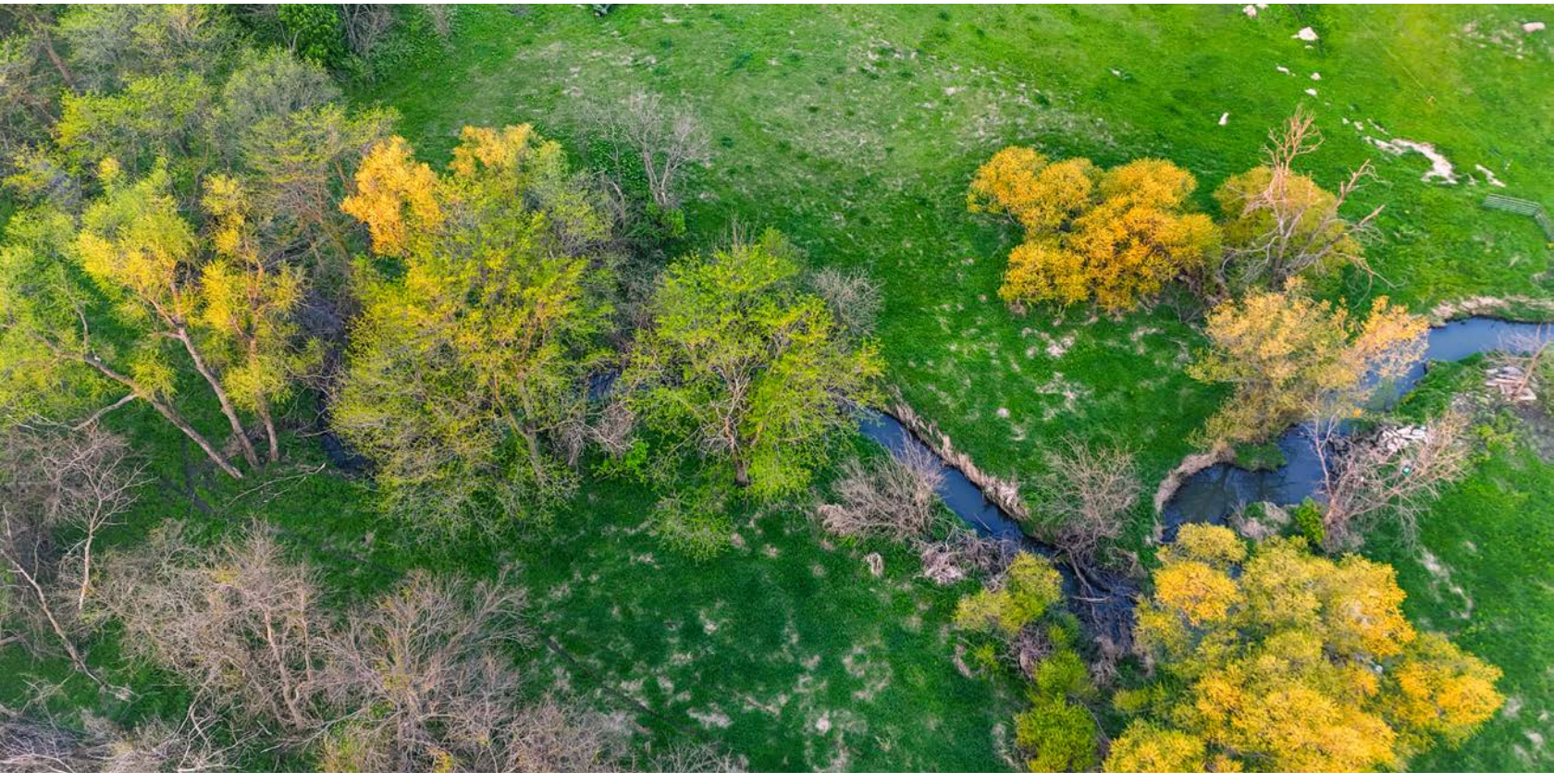






ACTIVE CREEK FLOWS THROUGH

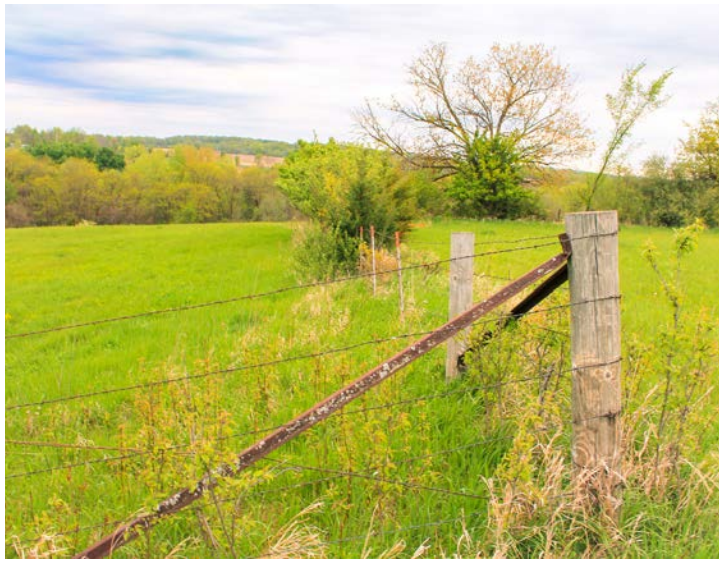


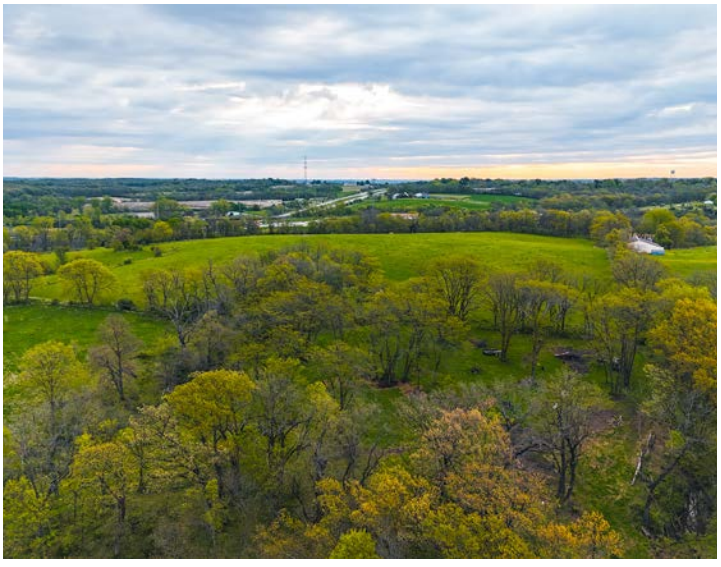


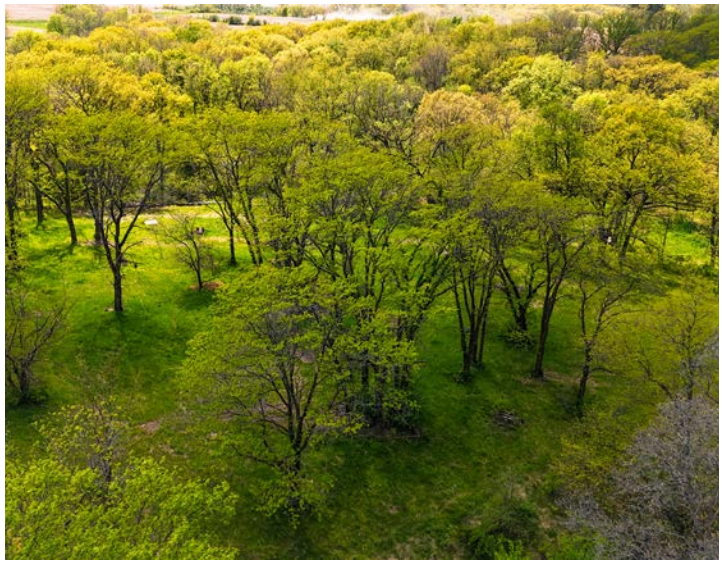
ADDITIONAL PHOTOS













AERIAL MAP



Boundary Center: 41° 27' 47.5, -93° 25' 4.38

0ft 622ft 1244ft

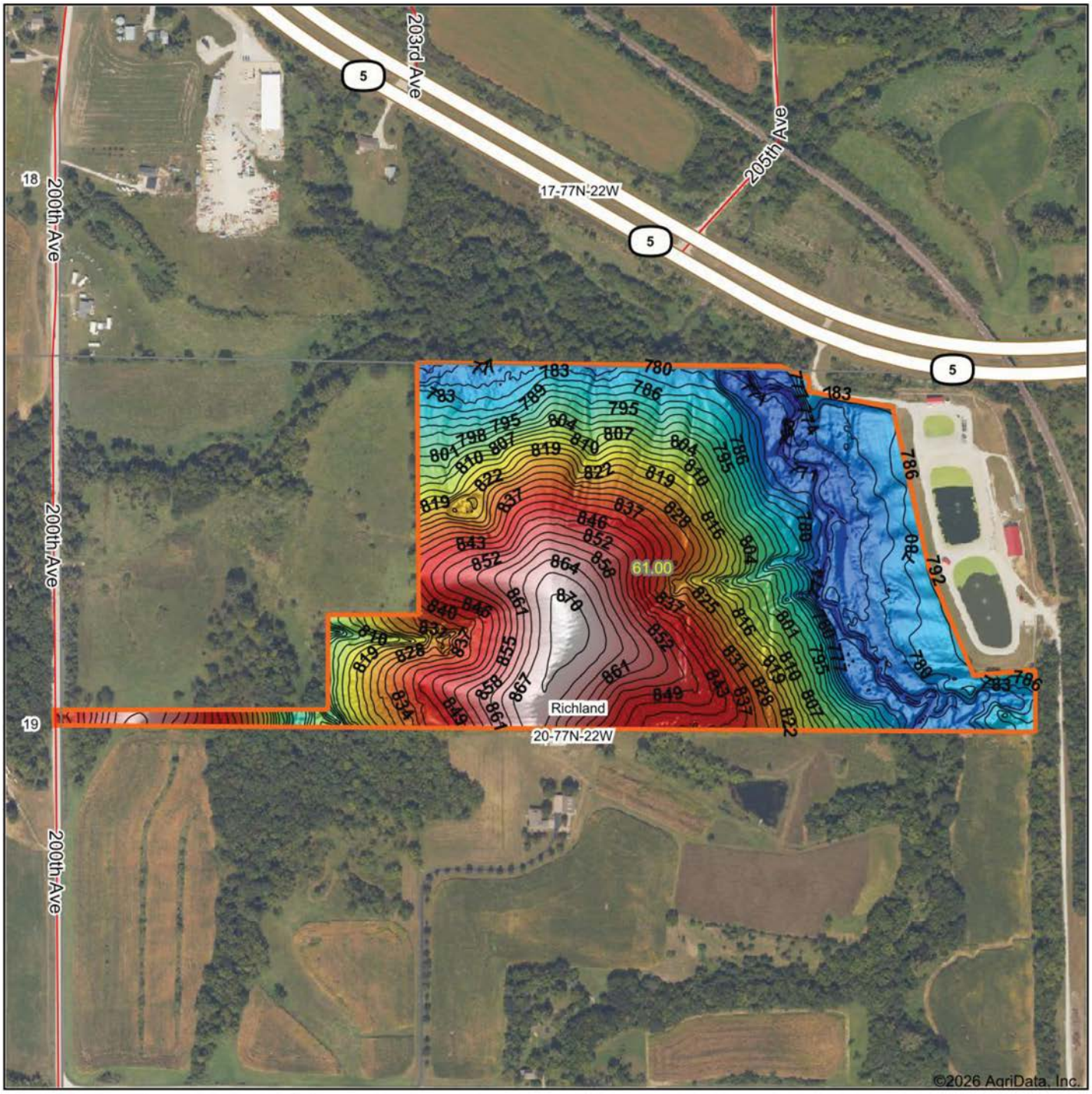
20-77N-22W
Warren County
Iowa

N
W E
S

4/23/2026

Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com

HILLSHADE MAP



Low Elevation High

Maps Provided By:

surety® CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2025 www.AgriDataInc.com

Source:	USGS 3 meter dem
Interval(ft):	3
Min:	762.7
Max:	871.4
Range:	108.7
Average:	814.5
Standard Deviation:	31.56 ft

0ft 561ft 1123ft

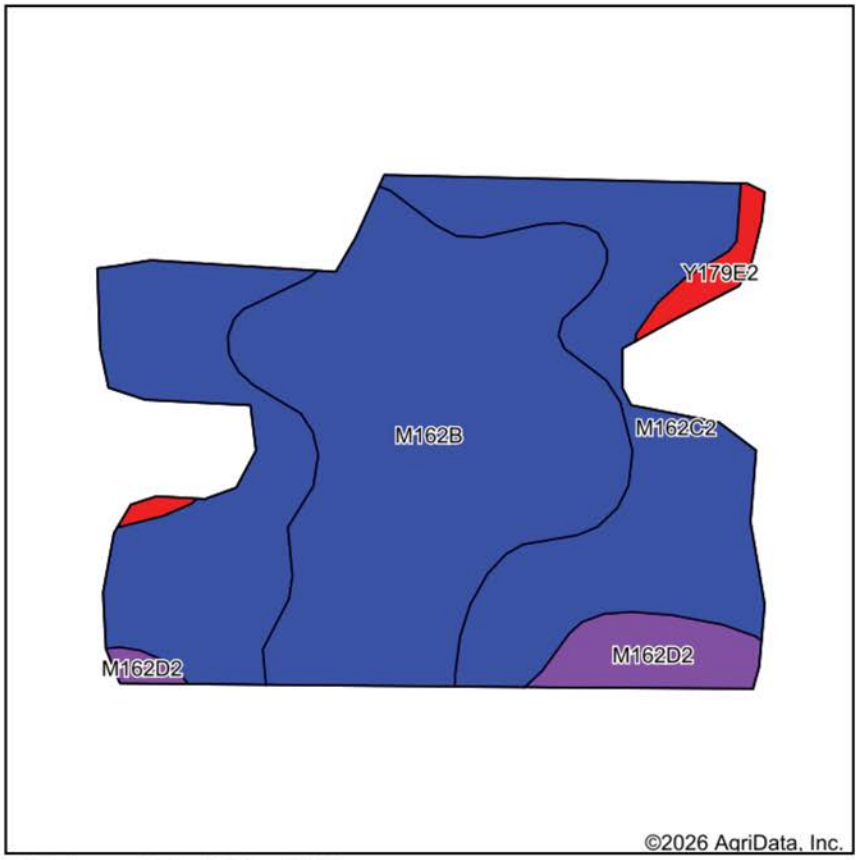
N W E S

4/23/2026

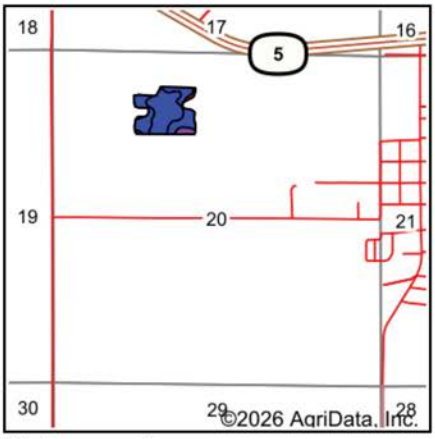
20-77N-22W
Warren County
Iowa

Boundary Center: 41° 27' 47.5, -93° 25' 4.38

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Warren**
Location: **20-77N-22W**
Township: **Richland**
Acres: **13.79**
Date: **4/23/2026**

Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com

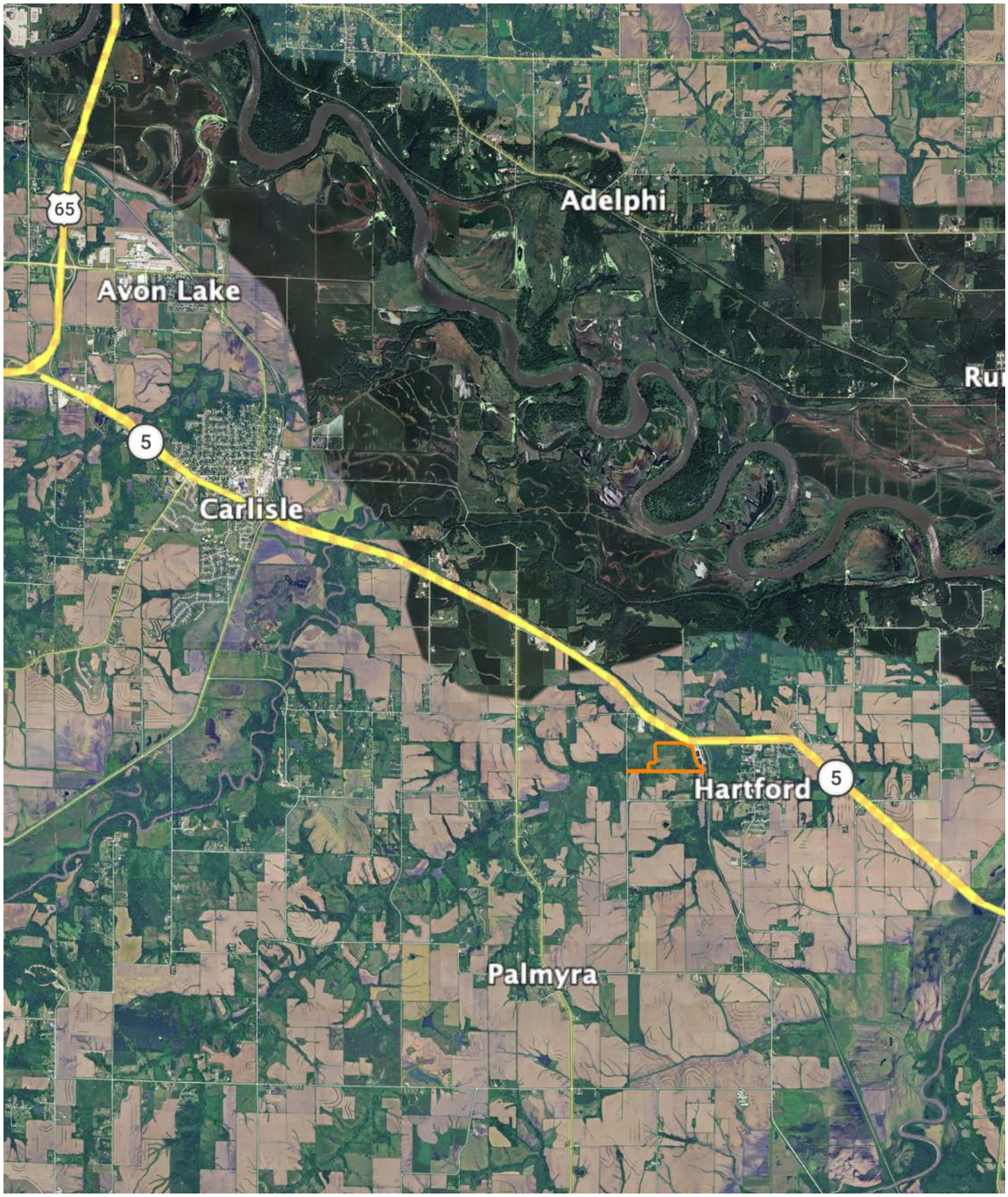
N W E S

Area Symbol: IA181, Soil Area Version: 31

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
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	6.40	46.4%		IIIe	0.0	0.0	82	85	85	68
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	6.30	45.7%		IIe	0.0	0.0	90	92	92	80
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	0.78	5.7%		IVe	0.0	0.0	57	81	81	64
Y179E2	Gara loam, dissected till plain, 14 to 18 percent slopes, eroded	0.31	2.2%		VIe			32	70	70	49
			Weighted Average		**2.67**	***-**	***-**	**83.1**	***n 87.6**	***n 87.6**	***n 72.8**

**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

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

MIDWEST LAND GROUP

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.