

MIDWEST LAND GROUP PRESENTS

10 ACRES IN

ADAIR COUNTY IOWA



3319 270TH STREET, ORIENT, IOWA, 50858

MIDWEST LAND GROUP IS HONORED TO PRESENT

EXCEPTIONAL NEW CONSTRUCTION HOME WITH MASSIVE BUILDING ON 10 ACRES

If you've been looking for a newer home with room to spread out, plenty of storage, and the flexibility to enjoy a small acreage lifestyle, this property deserves a look. Newly constructed and finished with high-end materials throughout, this 4 bedroom, 3 bathroom home offers approximately 2,136 square feet of living space on the main level, plus nearly 1,900 square feet of finished walkout basement.

The main level features an open-concept design highlighted by impressive 20-foot vaulted ceilings, large windows, and an abundance of natural light. The kitchen, dining, and living areas flow together beautifully, while a sunroom/office just off the main living space provides a quiet spot for working from home or relaxing. A convenient mudroom and laundry area connects directly to the attached 3-stall garage, which also includes a service door.

The finished walkout basement provides a tremendous amount of additional living space, including another room that could serve as a fifth non-conforming bedroom, home office, gym, or hobby room. The home

is built with spray foam insulation, upgraded vinyl siding, and an electric backup furnace for added comfort and efficiency.

Outside, the property continues to impress. Approximately 10 acres will be surveyed with the property, offering the potential for an Iowa Ag Land Credit. A massive 60'x104' steel utility building provides power and water and offers endless possibilities for equipment storage, a workshop, hobby space, or even a riding arena. A 16'x40' lean-to includes a livestock stall and Ritchie automatic waterer, while approximately 5 acres of the property are already fenced pasture.

The acreage has some mature hardwoods and is home to an abundance of wildlife, making it enjoyable for outdoor enthusiasts as well. Located between Greenfield and Winterset, just west of the Madison County line, the property offers a peaceful country setting while remaining within reasonable driving distance of the Des Moines metro, approximately 40 miles to Waukee and 45 miles to West Des Moines. Located in the Nodaway Valley School District.



PROPERTY FEATURES

COUNTY: **ADAIR** | STATE: **IOWA** | ACRES: **10**

- Newly constructed 4 bedroom, 3 bathroom home with high-end finishes
- 2,136 square feet of living area on the main level
- 20-foot vaulted ceilings with open-concept layout and tons of natural lighting
- Sunroom/office just off living room and kitchen
- Mudroom/laundry room directly from the garage
- Nearly 1,900 square feet finished walkout basement with additional room to be used as 5th non-conforming bedroom, office or home gym
- Spray foam insulation, upgraded vinyl siding, and electric backup furnace
- Attached 3-stall garage with service door
- 10 +/- acres to be surveyed with the property (potential for Iowa Ag Land Credit)
- 60'x104' steel utility building with power and water for storage, shop, or riding arena
- 16'x40' lean-to with stall and Richie auto waterer for livestock
- Approximately 5 acres of fenced pasture
- Abundance of wildlife throughout the property
- Located between Greenfield and Winterset, just west of the Madison County line
- 40 miles to Waukee
- 45 miles to West Des Moines
- Nodaway Valley School District in Greenfield



NEWLY CONSTRUCTED 4 BED, 3 BATH HOME

Finished with high-end materials throughout, this 4 bedroom, 3 bathroom home offers approximately 2,136 square feet of living space on the main level, plus nearly 1,900 square feet of finished walkout basement.



ADDITIONAL INTERIOR PHOTOS



FINISHED WALKOUT BASEMENT



10 +/- ACRES TO BE SURVEYED



60'X104' STEEL UTILITY BUILDING

A massive 60'x104' steel utility building provides power and water and offers endless possibilities for equipment storage, a workshop, hobby space, or even a riding arena.



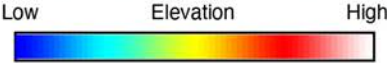
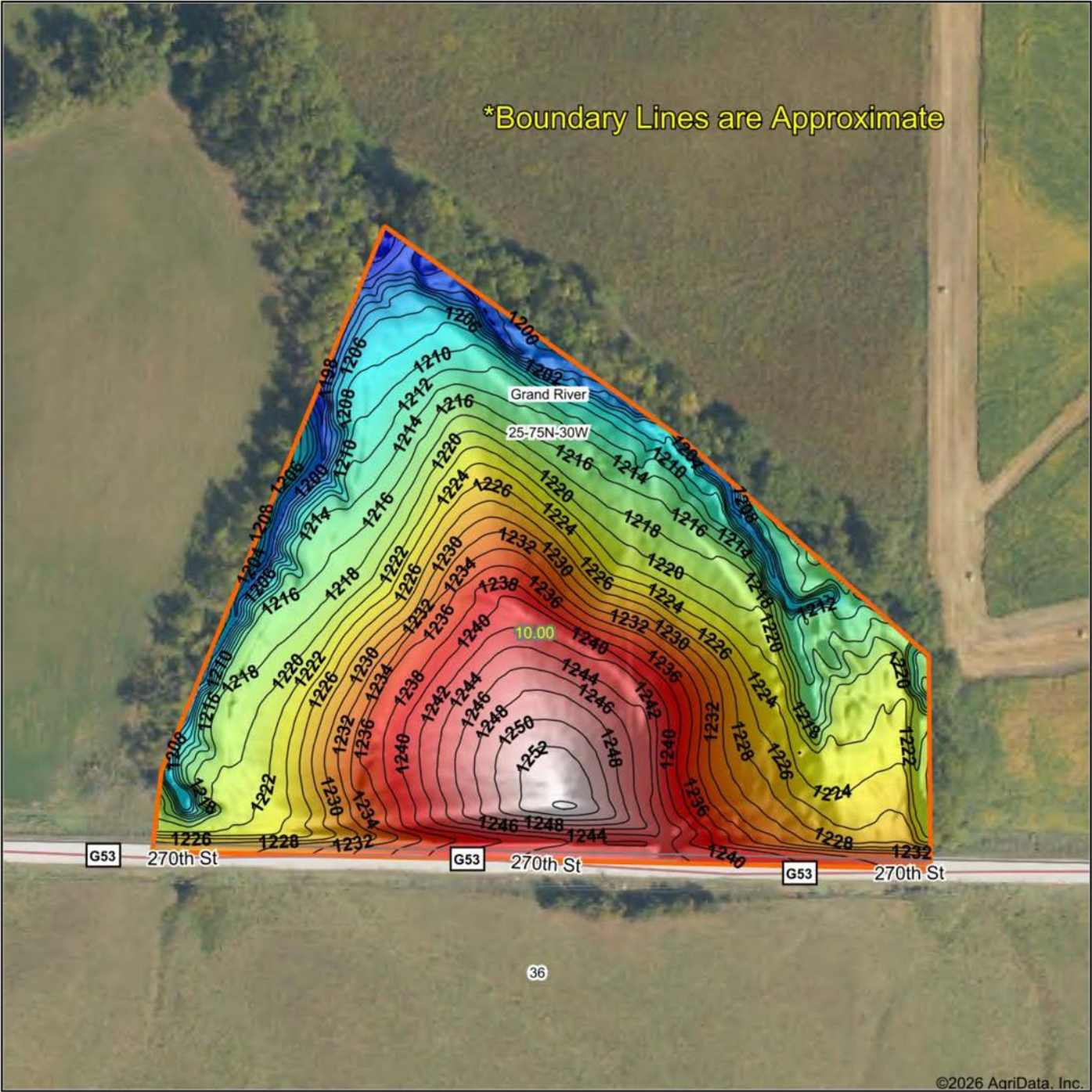
16'X40' LEAN-TO & 5 +/- ACRES OF PASTURE



AERIAL MAP



HILLSHADE MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 2
Min: 1,192.4
Max: 1,254.3
Range: 61.9
Average: 1,225.1
Standard Deviation: 13.55 ft



25-75N-30W
Adair County
Iowa

Boundary Center: 41° 15' 33.04, -94° 15' 27.73

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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