

MIDWEST LAND GROUP PRESENTS

105 ACRES IN

MADISON COUNTY IOWA



3192 MILLSTREAM AVENUE, LORIMOR, IOWA 50149

MIDWEST LAND GROUP IS HONORED TO PRESENT

PRODUCTIVE MADISON COUNTY FARM WITH EXTENSIVE LIVESTOCK FACILITIES

Midwest Land Group is proud to present the perfect blend of country living, agricultural versatility, and outdoor recreation on this impressive 105 +/- acre property in Madison County, Iowa. Featuring productive tillable acreage, fenced grazing pastures, abundant wildlife, a stocked pond, and an array of outstanding improvements, this property offers a rare opportunity for those seeking a working livestock operation, hobby farm, equestrian setup, or private country retreat.

Approximately 60 +/- FSA tillable acres carry an average CSR2 of 71.2 and are currently established in an alfalfa/grass mix. Multiple fenced grazing pastures provide flexibility for rotational livestock management, while the eastern portion of the property features timber surrounded by Madison County Conservation land, creating a scenic setting with abundant wildlife and excellent hunting opportunities. A stocked pond adds to the property's recreational appeal, offering a great place to fish, relax, and enjoy the outdoors.

Built in 2022, the spacious home offers nearly 3,500 square feet of living space, including 1,728 square feet on the main level and an additional 1,728 square

foot walk-out lower level. With five bedrooms, two bathrooms, and an open-concept layout, the home provides comfortable living space with room to spread out. A composite deck overlooks the property, while a covered concrete patio below offers additional outdoor living space. Tubing is already installed in the basement floors for the future addition of in-floor heat.

The detached garage/shop is equally impressive, featuring nearly 2,000 square feet of fully insulated space with 3 overhead doors, in-floor heat, floor drains, a bathroom, a kitchen area, and a large attic with stair access for additional storage. Whether used for equipment storage, projects, hobbies, or business needs, this versatile space offers exceptional functionality.

Additional improvements include a 60'x96' metal pole barn with an attached 16'x96' lean-to, providing excellent potential for livestock housing, equipment storage, or an indoor riding arena. The barn includes a water hydrant and a heated 18'x24' enclosed concrete workspace. A separate 30'x84' hoop barn with overhead doors at both ends adds even more flexibility for livestock, hay, machinery, or general farm storage.



For those who appreciate gardening and homegrown produce, the enormous garden area features grapevines, multiple fruit trees, and a dedicated water hydrant. From the productive ground and grazing infrastructure to the recreational timber and extensive outbuildings, this

property offers a wide range of possibilities. Located in the East Union School District, the property is approximately 11 miles from Winterset and 7.5 miles from Lorimor, offering a balance of rural privacy and convenient access to nearby communities.

PROPERTY FEATURES

COUNTY: **MADISON** | STATE: **IOWA** | ACRES: **105**

- 60 +/- FSA tillable acres with an average CSR2 of 71.2 currently in an alfalfa/grass mix
- Multiple grazing pastures fenced for rotating livestock
- East portion of property is wooded and surrounded by Madison County Conservation land with abundant wildlife and excellent hunting opportunities
- Stocked pond for fishing and recreation
- Home consists of nearly 3,500 square feet of living space, 1,728 sq. ft. on the main level and 1,728 in the lower-level walk-out basement
- 5 bedrooms & 2 bathrooms with an open concept layout built in 2022
- Basement floors have tubing installed for future in-floor heat
- Composite deck with a covered concrete patio below
- Fully insulated, detached, 3-door garage/shop with nearly 2,000 square feet of space, in-floor heat, floor drains, bathroom, kitchen area and large attic with stairs for storage
- 60'x96' metal pole barn for livestock or indoor arena with 16'x96' lean-to attached – including a water hydrant and heated 18'x24' enclosed concrete workspace
- 30'x84' hoop barn with overhead doors on each end
- Enormous garden area with grape vines, multiple fruit trees and water hydrant
- East Union School District
- 11 miles to Winterset and 7.5 miles to Lorimor



OPEN-CONCEPT HOME

Built in 2022, the spacious home offers nearly 3,500 square feet of living space, including 1,728 square feet on the main level and an additional 1,728 square foot walk-out lower level. With five bedrooms, two bathrooms, and an open-concept layout, the home provides comfortable living space with room to spread out.



WALK-OUT BASEMENT



COMPOSITE DECK



3-DOOR GARAGE/SHOP

The detached garage/shop features nearly 2,000 square feet of fully insulated space with 3 overhead doors, in-floor heat, floor drains, a bathroom, a kitchen area, and a large attic with stair access for additional storage.



60'X96' METAL POLE BARN WITH LEAN-TO



30'X84' HOOP BARN

A separate 30'x84' hoop barn with overhead doors at both ends adds even more flexibility for livestock, hay, machinery, or general farm storage.



STOCKED POND



60 +/- FSA TILLABLE ACRES



WILDLIFE HABITAT

The eastern portion of the property features timber surrounded by Madison County Conservation land, creating a scenic setting with abundant wildlife and excellent hunting opportunities.



HUGE GARDEN AREA



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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Boundary Center: 41° 11' 14.42, -93° 59' 12.88

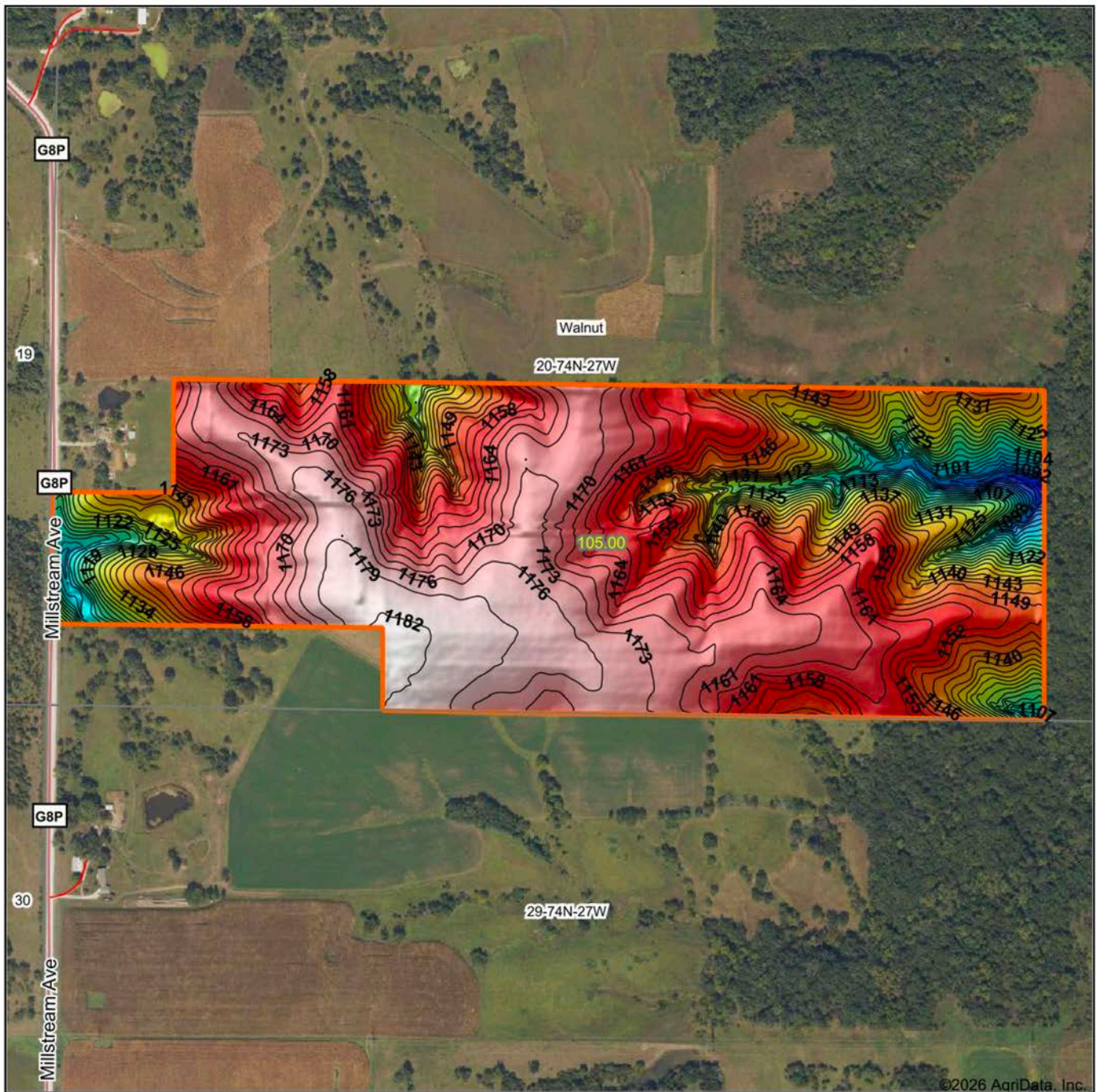
20-74N-27W
Madison County
Iowa

0ft 664ft 1328ft



10/16/2026

HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 3 meter dem

Interval(ft): 3

Min: 1,078.5

Max: 1,183.1

Range: 104.6

Average: 1,154.2

Standard Deviation: 21.03 ft

0ft	622ft	1243ft
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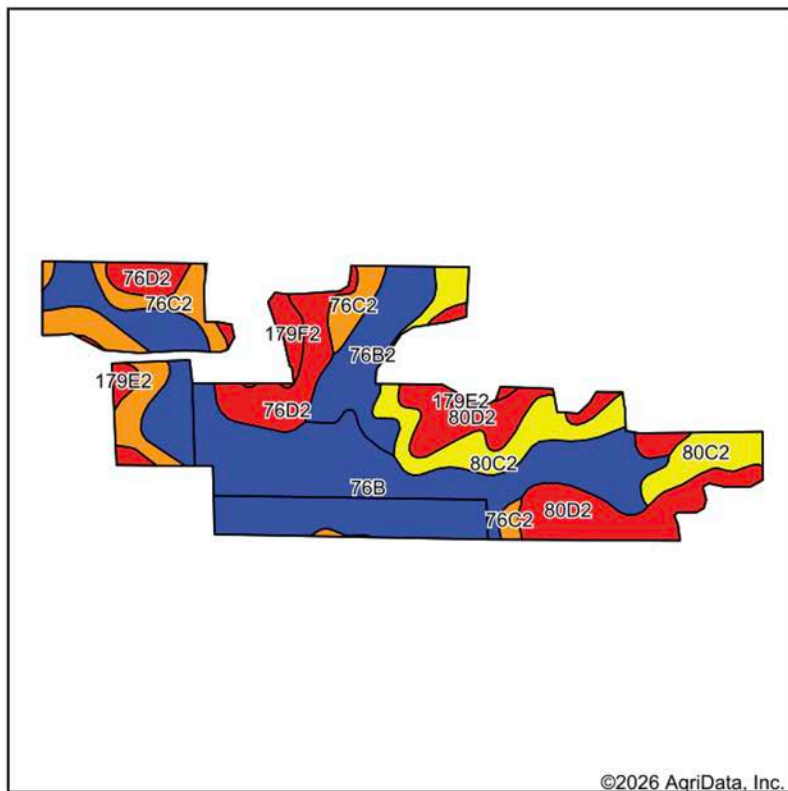


10/16/2026

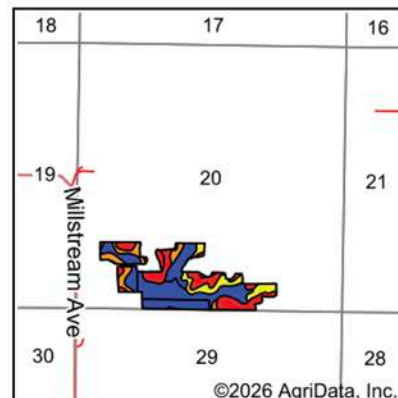
20-74N-27W
Madison County
Iowa

Boundary Center: 41° 11' 14.42, -93° 59' 12.88

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Madison**
 Location: **20-74N-27W**
 Township: **Walnut**
 Acres: **59.62**
 Date: **10/5/2026**



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Area Symbol: IA121, Soil Area Version: 29

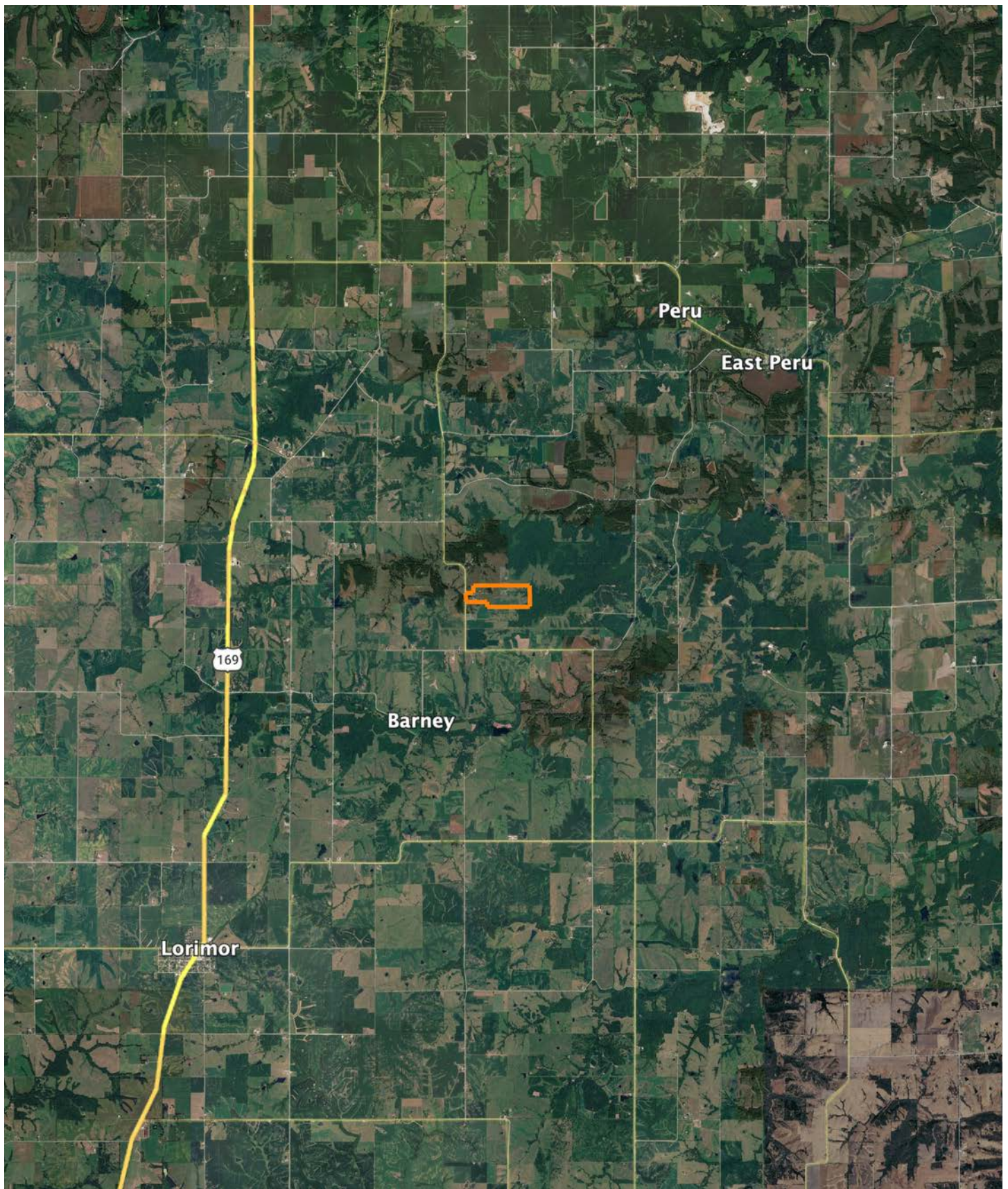
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
76B	Ladoga silt loam, 2 to 5 percent slopes	24.51	41.1%		Ile	86	83	83	77
80D2	Clinton silt loam, 9 to 14 percent slopes, eroded	9.01	15.1%		IIle	46	71	71	57
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	7.52	12.6%		IIle	69	74	74	61
76C2	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes, eroded	6.61	11.1%		IIle	75	77	77	65
76B2	Ladoga silt loam, 2 to 5 percent slopes, eroded	5.10	8.6%		Ile	83	74	74	65
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	4.82	8.1%		IIle	49	74	74	61
179F2	Gara loam, dissected till plain, 18 to 25 percent slopes, eroded	1.04	1.7%		VIIle	16	55	55	36
179E2	Gara loam, dissected till plain, 14 to 18 percent slopes, eroded	1.01	1.7%		Vle	32	70	70	49
Weighted Average						2.62	*n 77.2	*n 77.2	*n 67.1

**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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