

MIDWEST LAND GROUP PRESENTS

13 ACRES

UNION COUNTY, IA

1053 YELLOW ROSE AVENUE, LORIMOR, IOWA 50149



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

CUSTOM BARNDOMINIUM WITH LARGE SHOP ON 13 +/- ACRES

Enjoy country living at its finest with this beautifully crafted Amish-built barndominium set on 13 +/- acres of scenic Iowa countryside. Built in 2024, this 1,536 square foot home features 2 bedrooms, 1 bathroom, and an open-concept layout designed for comfortable, low-maintenance living. Inside, you'll find custom-built cabinetry, a large pantry, a walk-in tile shower, a gas fireplace, and thoughtful finishes throughout. In-floor heat runs throughout both the home and garage, with separate zones for year-round comfort.

One of the standout features is the massive 48'x48' attached, fully insulated garage/shop with an oversized overhead door, offering plenty of room for vehicles, equipment, hobbies, or workspace. Step outside to the covered patio with stamped concrete and take in the gorgeous western views, where you can unwind and enjoy breathtaking sunsets at the end of the day.

The property consists primarily of pasture with a small

mixture of timber, providing a great setup for livestock, hobby farming, or simply enjoying the outdoors. A 14'x24' hay shed and steel livestock fencing are already in place, while abundant wildlife, including whitetail deer and turkey, adds to the property's rural appeal. The home is currently powered by solar energy and is pre-wired for an electric hookup, offering additional flexibility for the future.

The home and 13 +/- acres will be surveyed, with an additional 7 +/- adjoining acres available for those looking for more land. Located just 2.5 miles from Lorimor and 13 miles from Winterset, this property offers a peaceful country setting with convenient access to nearby communities. Water is serviced by SIRWA, with Clarke County Electric power and Grand River Mutual fiber optic available at the road. Located in the East Union Community School District, this unique acreage offers an appealing combination of modern comfort, functional space, and country living.



PROPERTY FEATURES

COUNTY: **UNION** | STATE: **IOWA** | ACRES: **13**

- Amish-constructed 1,536 square foot, 2 bedroom, 1 bathroom open-concept barndominium built in 2024
- Massive 48'x48' attached, fully insulated garage/shop with oversized overhead door
- On-demand, in-floor heat throughout home and garage on separate zones
- Large pantry, custom-built cabinets, walk-in tile shower, gas fireplace, and much more
- Covered patio with stamped concrete
- 13 +/- acres to be surveyed with home and additional 7 +/- adjoining acres also available
- Gorgeous views facing west for breathtaking sunsets
- 14'x24' hay shed with steel fencing for your livestock
- Property consists of mostly pasture with a small mixture of timber
- Abundant wildlife activity, including whitetail deer and turkey
- Home currently powered with solar energy and pre-wired for electric hookup
- Power at road serviced by Clarke County Electric
- Fiber Optic serviced by Grand River Mutual at the road
- Water serviced by SIRWA
- East Union Community Schools
- 13 miles to Winterset & 2.5 miles to Lorimor



AMISH-CONSTRUCTED BARNDOMINIUM



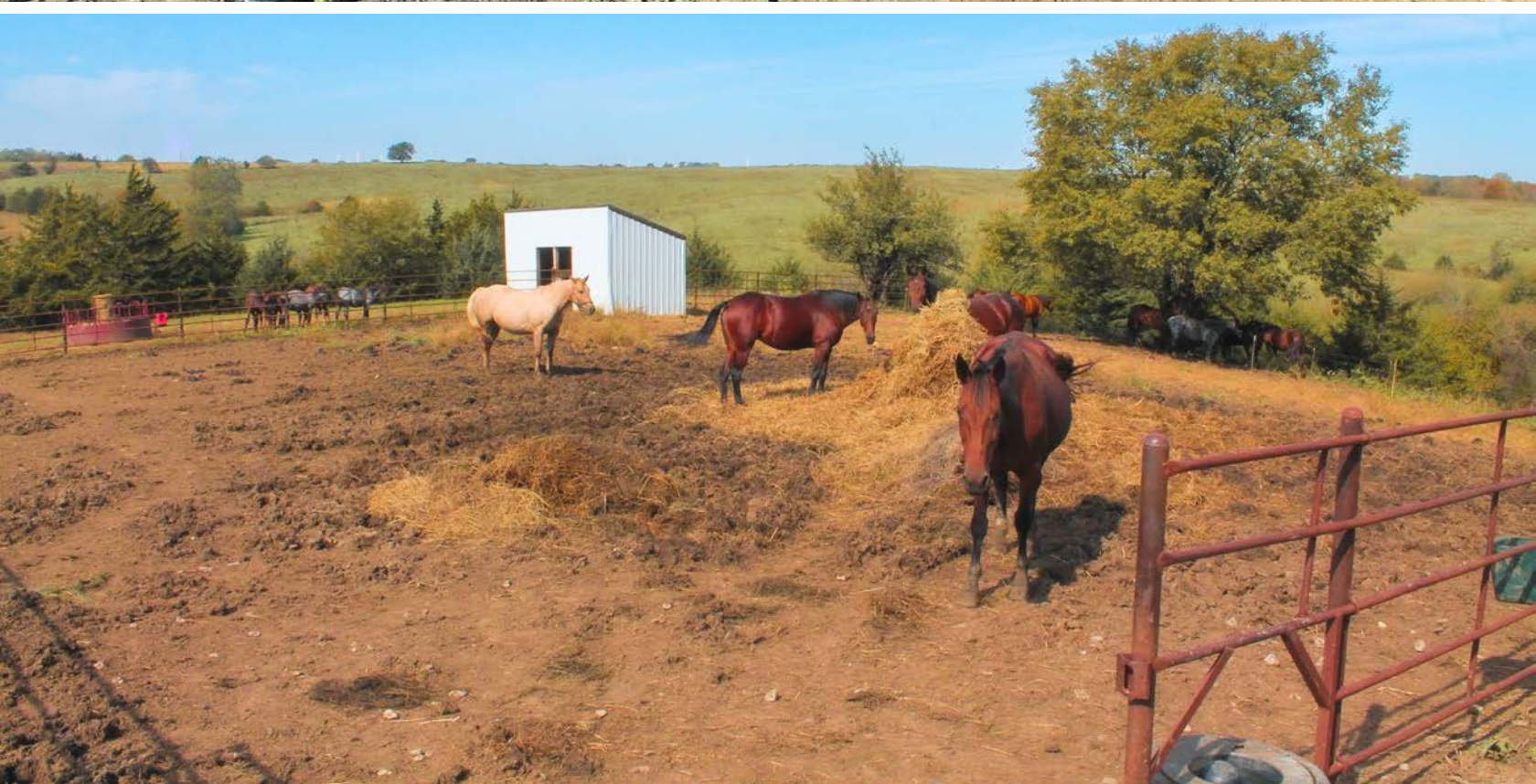
48'X48' ATTACHED GARAGE/SHOP



COVERED PATIO



14'X24' HAY SHED WITH STEEL FENCING



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By



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Boundary Center: 41° 8' 54.79, -94° 2' 5.4

2-73N-28W
Union County
Iowa

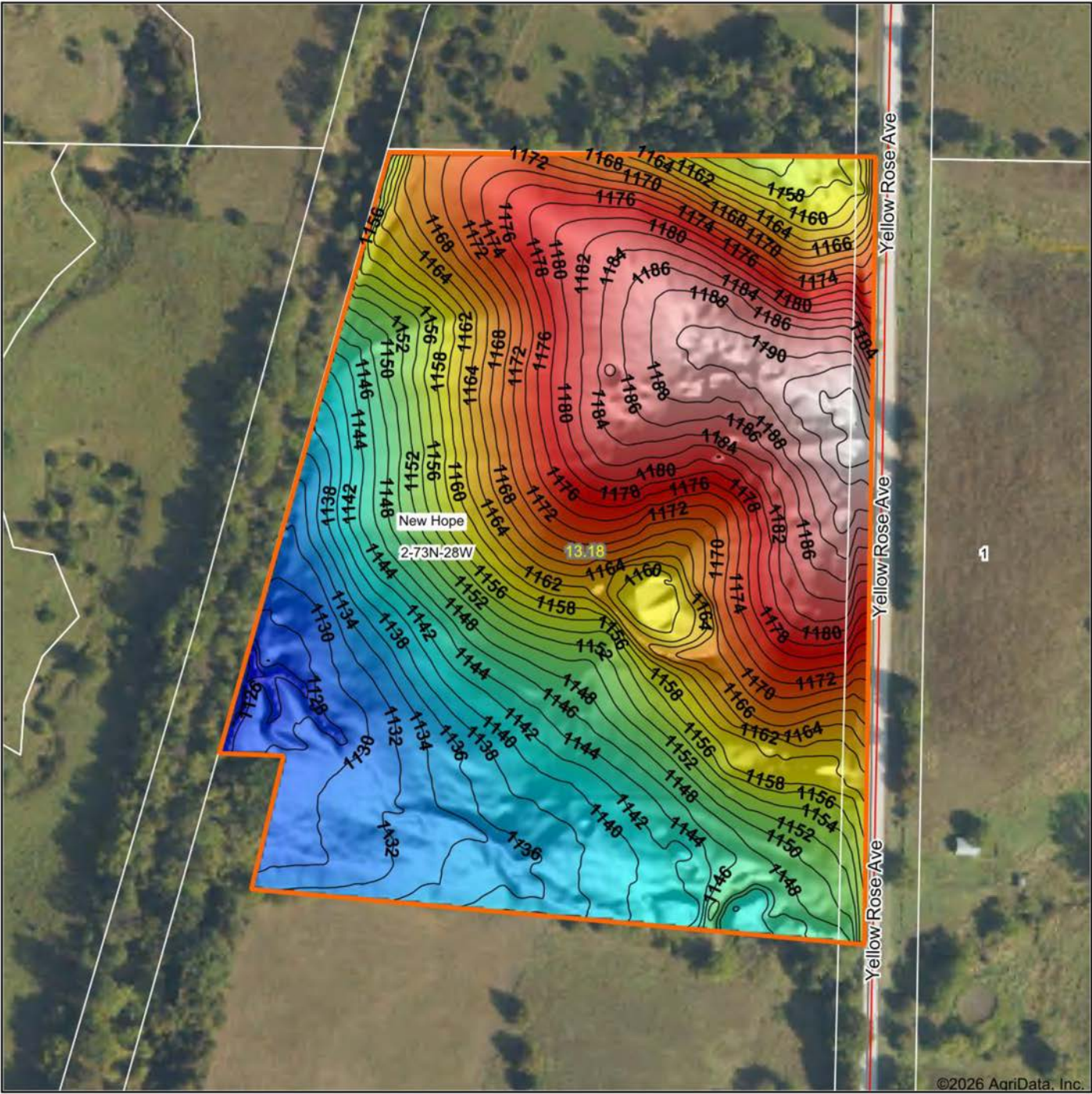
0ft 240ft 479ft



10/1/2026

Field borders provided by Farm Service Agency as of 5/21/2008.

HILLSHADE MAP



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Low Elevation High



Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 1 meter dem

Interval(ft): 2

Min: 1,122.4

Max: 1,195.3

Range: 72.9

Average: 1,159.2

Standard Deviation: 19.13 ft

0ft 178ft 356ft



10/1/2026

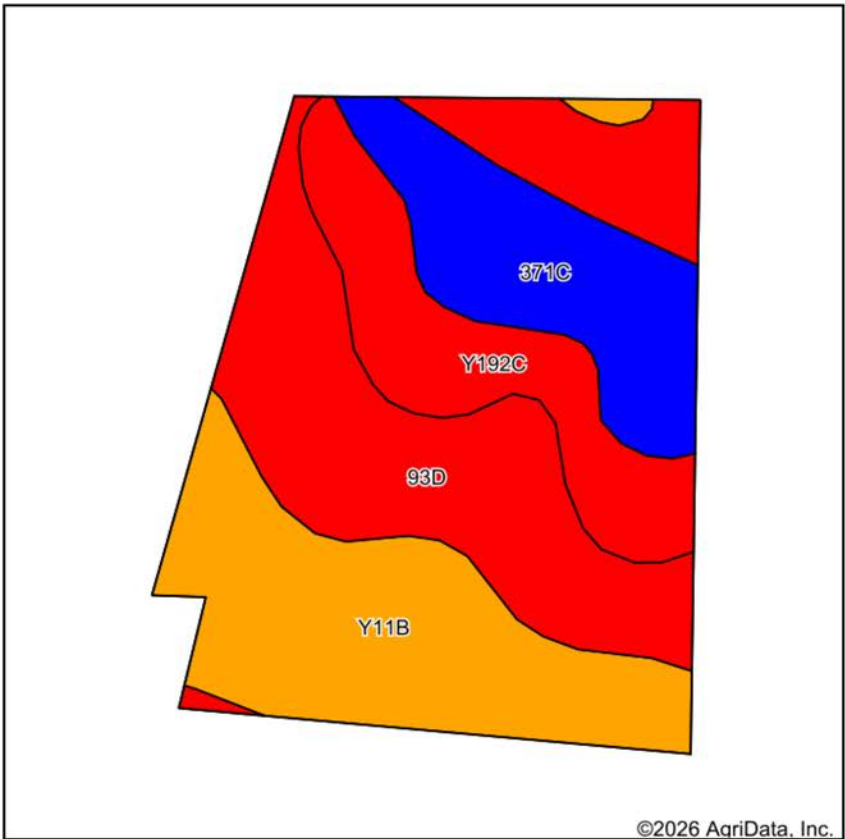
2-73N-28W

Union County

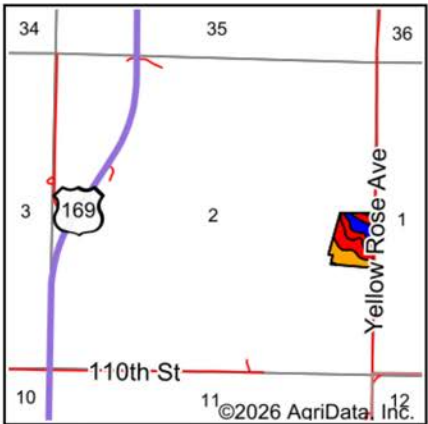
Iowa

Boundary Center: 41° 8' 54.79, -94° 2' 5.4

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Union**
Location: **2-73N-28W**
Township: **New Hope**
Acres: **13.18**
Date: **10/1/2026**



Maps Provided By:

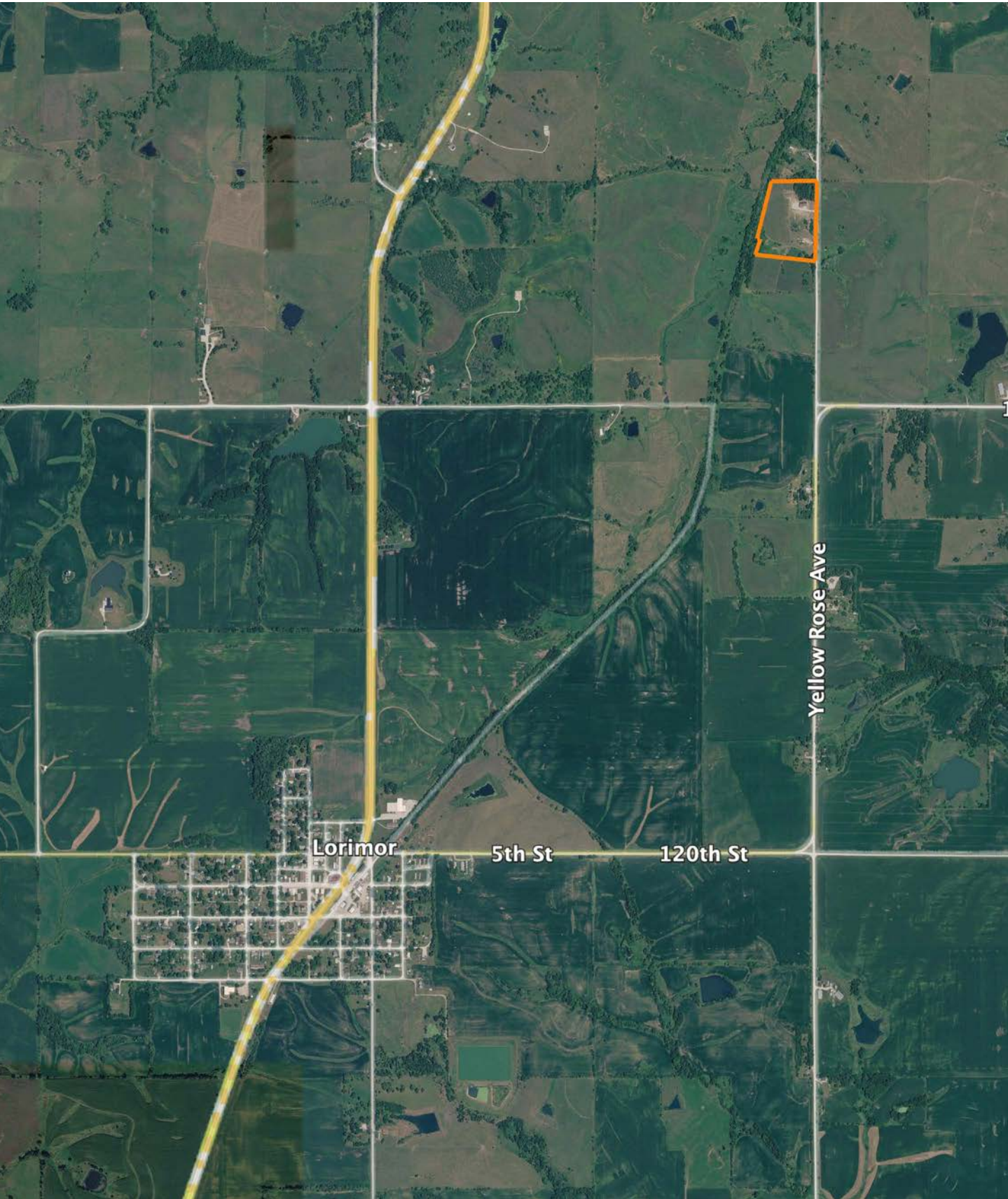


Area Symbol: IA175, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
93D	Adair-Shelby clay loams, 9 to 14 percent slopes	4.87	36.9%		IVe	144.0	41.8	35	30	81	81	63
Y11B	Colo, occasionally flooded-Ely silty clay loams, dissected till plain, 2 to 5 percent slopes	3.78	28.7%		IIw	0.0	0.0	80		87	86	81
371C	Nira-Sharpsburg silty clay loams, 5 to 9 percent slopes	2.33	17.7%		IIIe	209.6	60.8	88	69	92	92	79
Y192C	Adair clay loam, dissected till plain, 5 to 9 percent slopes	2.20	16.7%		IIIe	0.0	0.0	36		71	71	53
Weighted Average					3.08	90.3	26.2	57.4	*-	*n 83	*n 82.7	*n 69.3

**IA has updated the CSR values for each county to CSR2.
*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.*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

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