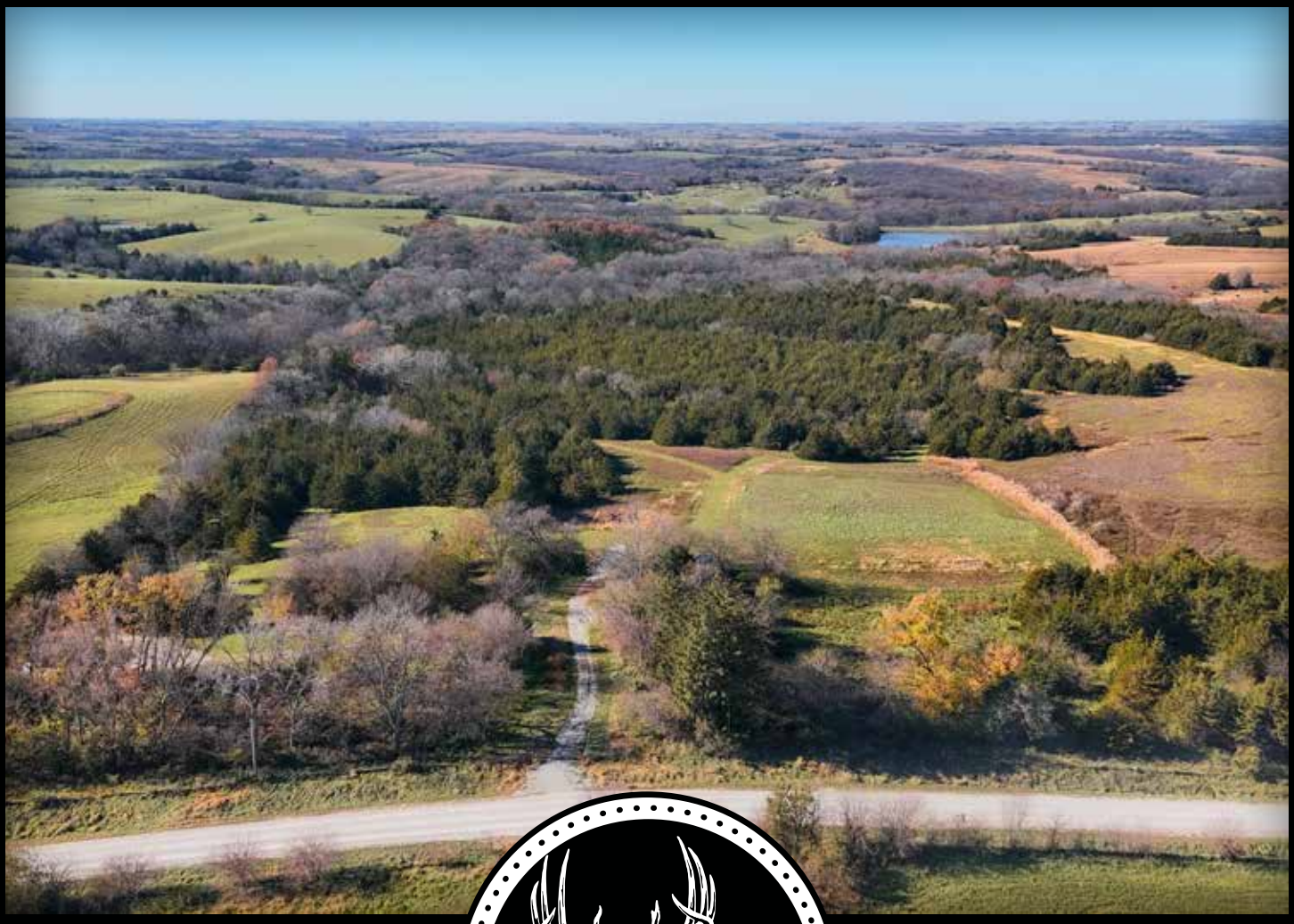
MIDWEST LAND GROUP PRESENTS

TURNKEY HUNTING & RECREATIONAL FARM ON 38.5 +/- ACRES

2319 QUAIL AVENUE, AFTON, IOWA 50830



MIDWEST LAND GROUP

MidwestLandGroup.com





TURNKEY HUNTING & RECREATIONAL FARM ON 38.5 +/- ACRES

COUNTY: UNION | **STATE:** IOWA | **ACRES:** 38.49

Check out this opportunity on a perfectly sized, turnkey hunting farm with a price tag that doesn't break the bank. This impressive 38.49 +/- acre property offers an outstanding combination of wildlife habitat, recreational opportunities, and future building potential that the entire family will enjoy.

Featuring its own 9119 address, a new driveway, and utilities available at the road, this property is ready for your future cabin or dream home. Four water hydrants and waterlines have already been installed throughout the property, adding convenience for both recreational use and future development. A newly constructed 20'x 25' metal storage building with a 10'x 25' lean-to, built in 2025, provides excellent space for equipment and storage or temporary lodging.

Designed with the outdoorsman in mind, the property features a newly installed, stocked pond that serves as a natural gathering spot for wildlife. Three established food plots planted in turnips and clover, including two secluded ambush plots, offer excellent hunting opportunities. A well-maintained trail system provides easy access throughout the farm, while a diverse habitat of cedars, hardwoods, and native grasses creates ideal cover and bedding areas. Adding to the property's appeal, two creeks converge on the farm, creating a natural travel corridor for whitetails. Five deer stands will remain with the property, making it even easier to step in and enjoy the upcoming hunting season.

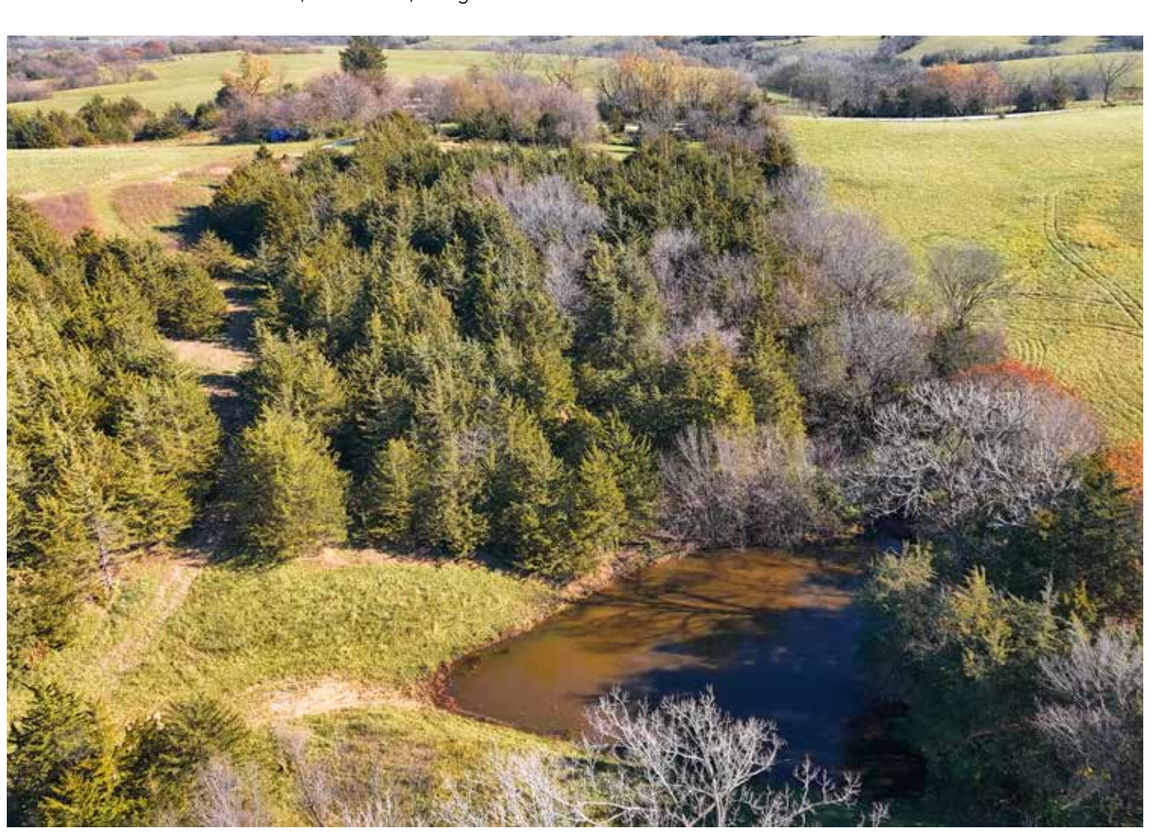
For those looking to expand their recreational setup, there are additional purchase options available, including a Bobcat 2035 tractor with attachments, an upgraded Can-Am Commander XT-P 1000R, and a shipping container for additional storage.

Conveniently located just 6 miles southeast of Afton, 16 miles from Creston, and just over an hour from the Des Moines metro, this property offers the perfect balance of privacy and accessibility. Located within the East Union School District, with affordable annual property taxes of just $572, this is a rare opportunity to own a well-improved hunting and recreational farm with excellent potential to harvest quality whitetail deer and turkey every season!

Whether you're looking for a premier hunting destination, a weekend getaway, or the perfect place to build your country retreat, this 38.49 +/- acre property is one you won't want to miss! Call listing agent Aaron Creger to schedule a private tour.

PROPERTY FEATURES

- 38.49 +/- deeded acres - turnkey hunting and recreational farm in Union County
- Has a 9119 address with new driveway & is ready to build
- Utilities are at the road – waterlines with 4 hydrants already installed on site
- 20’x25’ metal storage building with 10’x25’ lean-to - built in 2025
- New stocked pond recently installed acts as a gathering spot for wildlife
- 3 separate food plots planted in turnips & clover, of which 2 secluded “ambush” plots
- Well-maintained trail systems for easy access around the property
- Habitat is a mixture of cedars, hardwoods, and grasses
- 2 creeks converge on the property, acting as a whitetail travel corridor
- 5 deer stands remain on site
- Options to purchase Bobcat 2035 tractor with attachments, upgraded Can Am Commander XT-P 1000R, & shipping container for additional storage
- Located 6 miles southeast of Afton & 16 miles to Creston
- Just over an hour to the Des Moines Metro
- East Union Schools
- Property taxes: $572 annually



20’X25’ METAL STORAGE BUILDING



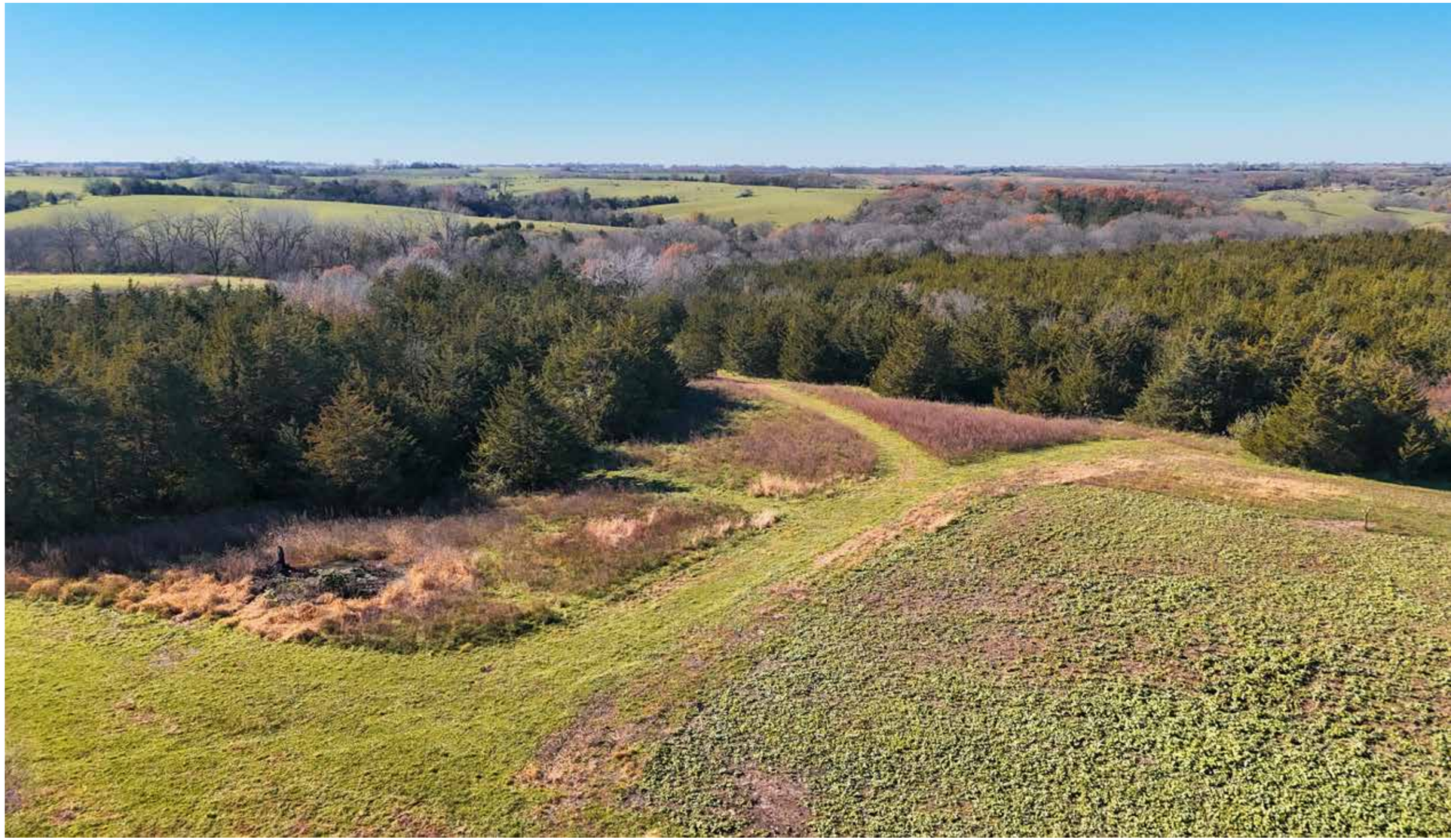


DESIGNED FOR THE OUTDOORSMAN

The property features a newly installed, stocked pond, three established food plots planted in turnips and clover, including two secluded ambush plots, and a well-maintained trail system provides easy access throughout the farm, while a diverse habitat of cedars, hardwoods, and native grasses creates ideal cover and bedding areas.













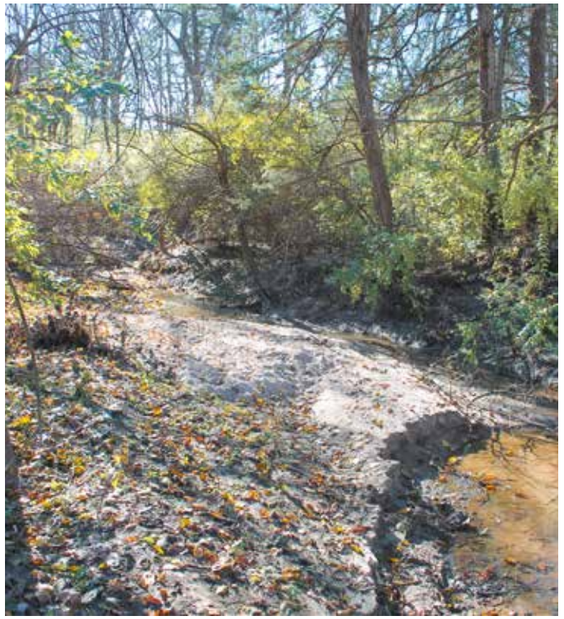






TURNKEY HUNTING FARM

Adding to the property's appeal, two creeks converge on the farm, creating a natural travel corridor for whitetails. Five deer stands will remain with the property, making it even easier to step in and enjoy the upcoming hunting season.





ADDITIONAL PHOTOS





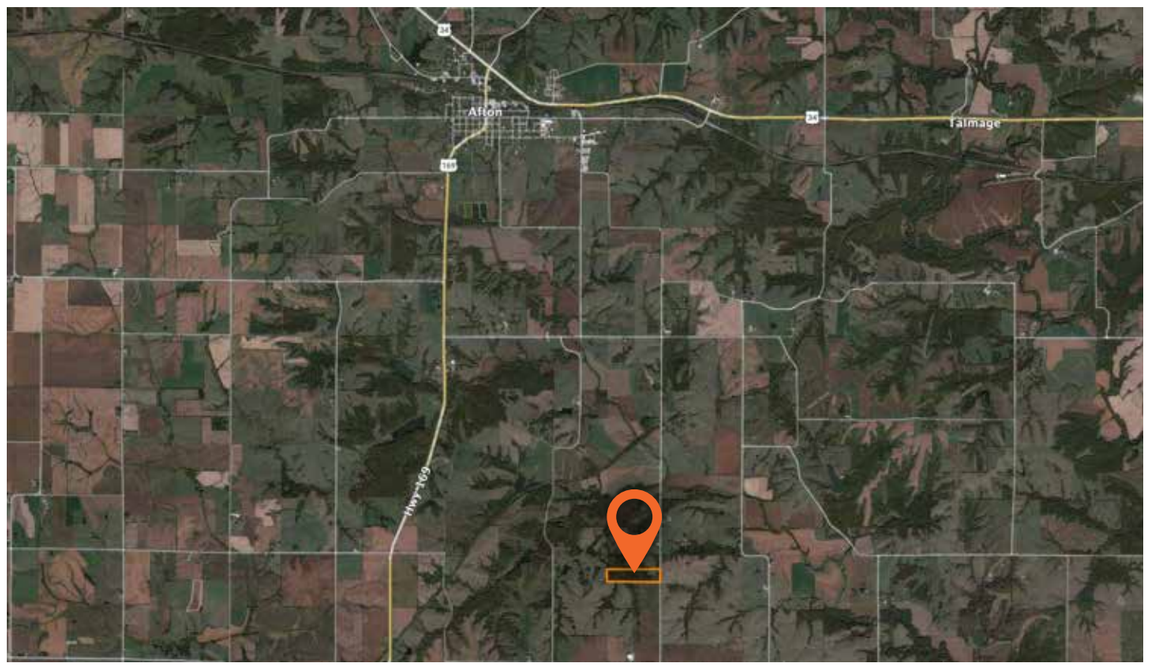






OVERVIEW MAPS





AERIAL MAP



Boundary Center: 40° 58' 1.41, -94° 10' 18.48

0ft 426ft 852ft

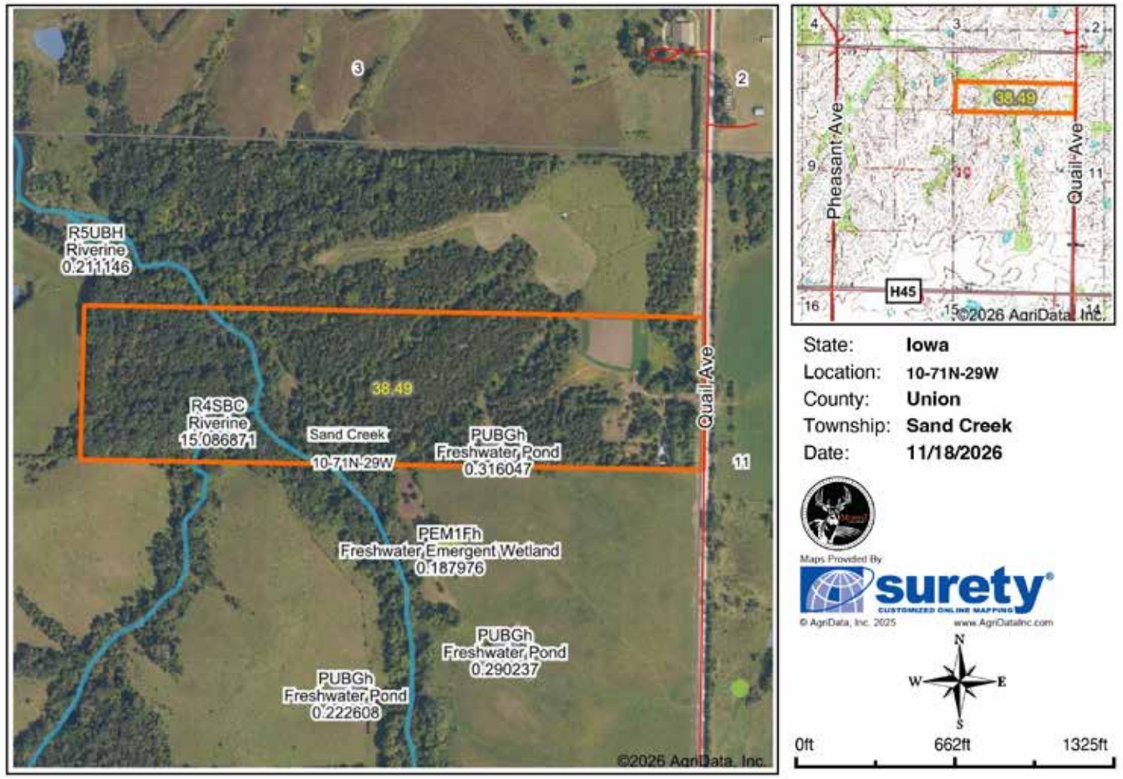
10-71N-29W
Union County
Iowa

N W E S

Maps Provided By:
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11/18/2026

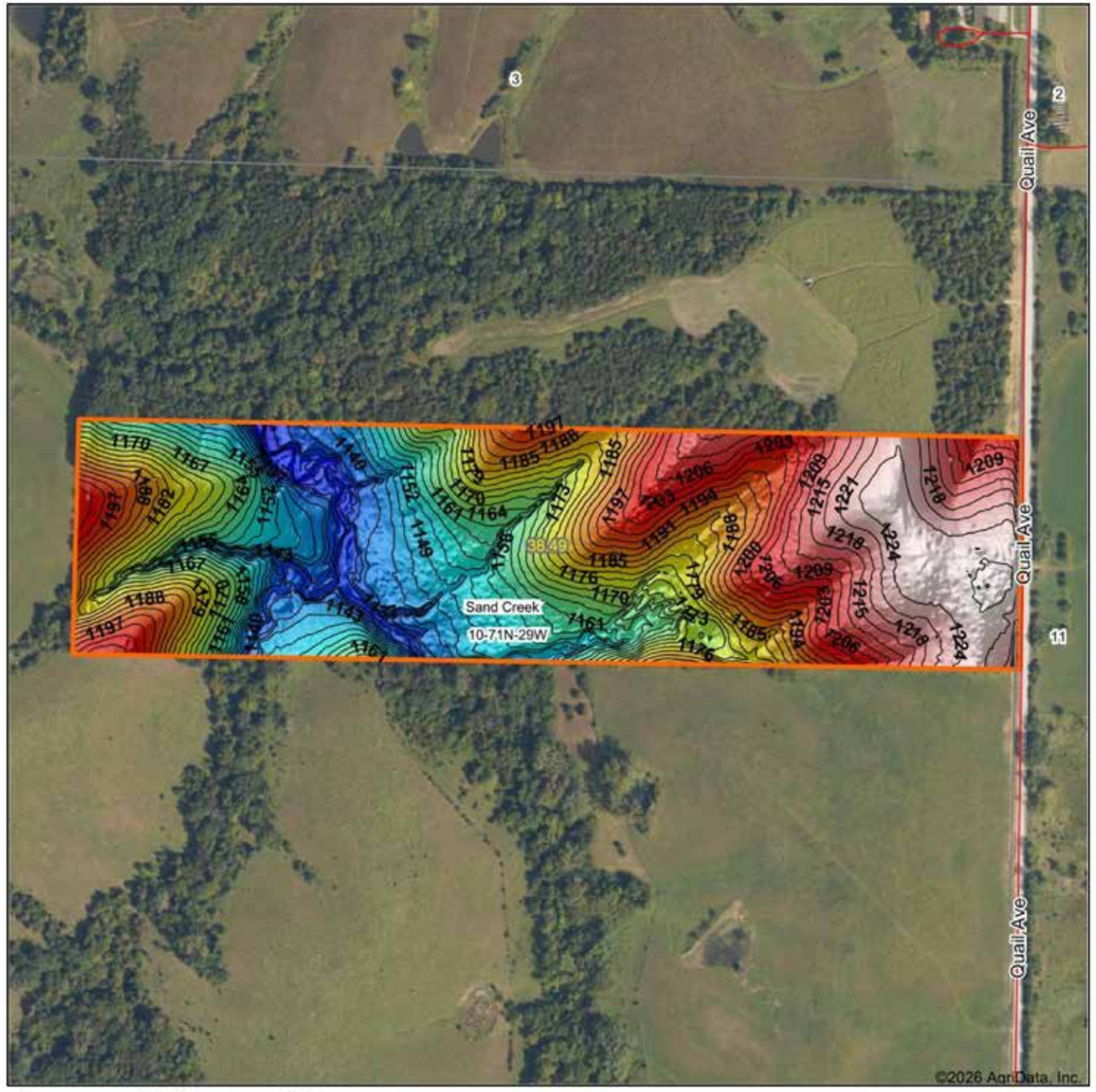
WETLANDS MAP



	Classification Code	Type	Acres
	R4SBC	Riverine	0.57
	PUBGh	Freshwater Pond	0.31
		Total Acres	0.88

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. http://www.fws.gov/wetlands/

HILLSHADE MAP



Low Elevation High

Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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Source:	USGS 1 meter dem
Interval(ft):	3
Min:	1,127.3
Max:	1,228.2
Range:	100.9
Average:	1,180.5
Standard Deviation:	28.35 ft

0ft 425ft 850ft

N W E S

11/18/2026

10-71N-29W
Union County
Iowa

Boundary Center: 40° 58' 1.41, -94° 10' 18.48

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 | Serving Iowa

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