MIDWEST LAND GROUP PRESENTS

LEGACY RECREATIONAL ESTATE WITH SOUTH RIVER FRONTAGE

216 ACRES IN WARREN COUNTY, IOWA



MIDWEST LAND GROUP

MidwestLandGroup.com







216 +/- ACRE LEGACY RECREATIONAL ESTATE WITH SOUTH RIVER FRONTAGE

COUNTY: WARREN | **STATE:** IOWA | **ACRES:** 216

Perched atop the rolling hills approximately 6 miles southwest of Indianola, this extraordinary 216 +/- acre recreational estate offers a rare combination of privacy, natural beauty, recreation, and future opportunity. Situated on a paved dead-end road, the property provides exceptional privacy and seclusion while remaining within easy reach of the Des Moines metro and approximately 30 minutes from Des Moines International Airport.

At the heart of the property sits a 3-bedroom, 3-bath custom-built hilltop residence offering approximately 2,000 square feet above grade plus a finished walkout lower level, thoughtfully positioned to capture sweeping views of the surrounding countryside. Built in 2010 and featuring geothermal HVAC, a backup generator, and a new roof and siding installed in 2025, the residence reflects the same thoughtful design and quality found throughout the property. Expansive outdoor living spaces include a large wraparound deck for entertaining and taking in the scenery, along with a private deck off the primary suite. The home features fireplaces on both the main level and lower level, a wet bar in the walkout basement, and main-level laundry for convenience. The walkout lower level also includes an attached garage, dedicated workshop and gear storage area, and direct access to a full bathroom, creating the ideal space to clean up and transition indoors after a day spent hunting, riding, working on the property, or exploring the extensive trail system.

The land itself is remarkably diverse. Approximately 94 acres are covered in mature timber, creating exceptional wildlife habitat and recreational opportunities throughout the property. The western portion features South River frontage and secluded timbered ridges that provide the cover, terrain, and travel corridors sought by serious outdoor enthusiasts. With the property not being hunted for more than a decade, the combination of mature timber, river frontage, diverse topography, and limited hunting pressure has created exceptional habitat and outstanding hunting opportunities for whitetail deer and wild turkey.

Approximately 75 acres consist of open ground currently devoted to recreational use that may offer future opportunities for row crop production, hay production, wildlife habitat improvements, native prairie establishment, or strategically located food plots, subject to buyer verification. The balance of the property is comprised of the residence, motocross track, event facilities, parking areas, ponds, roads, and supporting infrastructure that make this property truly one of a kind.

Historically home to the renowned Farm MX facility, the property features a fully developed motocross track that has long been regarded as a favorite among riders throughout Iowa and the Midwest. Over the years, the property has hosted countless races, events, and outdoor gatherings. Existing improvements include the motocross track itself, concession facilities, men's and women's restroom and shower buildings, extensive internal road systems, parking areas, event infrastructure, and additional outbuildings that support a variety of recreational and gathering uses. Two separate entrances along the southern boundary provide dedicated access for both the residence and Farm MX facilities, allowing the property to accommodate a variety of recreational, residential, and event-related uses. Whether envisioned as a private retreat, premier recreational property, event venue, or legacy family estate, the opportunities are nearly endless.

Additional improvements include an approximately 30'x80' shop and equipment building featuring a full concrete floor, electrical service, high-bay lighting, a large stainless-steel workbench, and ample space for equipment storage and

maintenance. Two large fuel storage tanks are located adjacent to the building, providing convenient on-site fueling capability for equipment and property maintenance. Utility infrastructure, ponds, established access roads, and support facilities are located throughout the property.

A substantial inventory of equipment used in the maintenance and operation of the property is also available for purchase separately, offering buyers the opportunity to continue maintaining the motocross facilities, manage wildlife habitat, establish food plots, or return portions of the open ground to agricultural production.

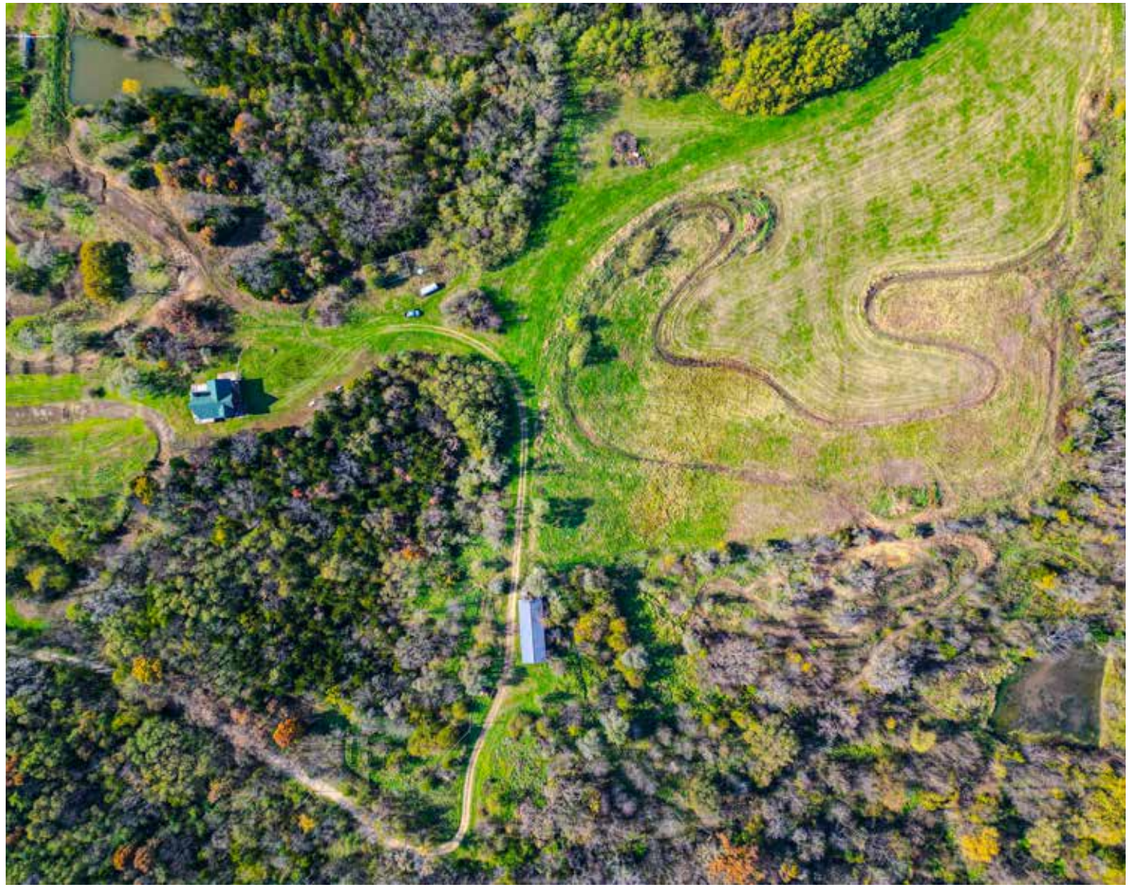
Properties of this scale, character, and versatility are seldom offered. Combining a well-maintained hilltop residence, South River frontage, mature timber, ponds, significant topography, extensive trails, and a location within easy reach of both Indianola and Des Moines, this is a truly one-of-a-kind Iowa recreational estate offering a lifetime of possibilities. The property is offered with the option to purchase fully furnished, providing a rare turnkey opportunity for buyers seeking immediate enjoyment from day one.

PROPERTY FEATURES

- 3-bedroom, 3-bath custom-built residence built in 2010
- Approximately 2,000 SF above grade plus finished walkout lower level
- Geothermal HVAC system
- Backup generator
- New roof and siding in 2025
- Main-level laundry
- Fireplaces on both main and lower levels
- Wet bar in walkout basement
- Expansive wraparound deck and private deck off primary suite
- Attached lower-level garage with dedicated workshop and gear storage area
- Direct access from garage to full lower-level bathroom
- Option to purchase fully furnished
- 216 +/- acres approximately 6 miles southwest of Indianola
- Approximately 94 acres of mature timber
- Approximately 75 acres of open ground with agricultural, habitat, and recreational potential
- South River frontage and two ponds
- Significant elevation change and rolling terrain
- Extensive trail and road system throughout the property
- Exceptional wildlife habitat with outstanding whitetail deer and wild turkey hunting opportunities
- No hunting pressure for more than a decade
- Fully developed farm MX motocross track
- Historic Midwest riding destination
- Men’s and women’s restroom and shower facilities
- Concession building and event infrastructure
- Extensive internal road system
- Established event and parking areas
- Separate residential and event entrances
- Approx. 30’x80’ shop and equipment building with full concrete floor, electrical service, high-bay lighting, large stainless-steel workbench, and on-
- site fuel storage capability
- Additional equipment available for purchase
- Located on a paved dead-end road
- Approximately 6 miles southwest of Indianola
- Approximately 30 minutes from Des Moines International Airport
- Convenient access to the Des Moines metro
- Private and secluded setting in Indianola School District

216 +/- ACRES





3-BED, 3-BATH CUSTOM-BUILT RESIDENCE

At the heart of the property sits a 3-bedroom, 3-bath custom-built hilltop residence offering approximately 2,000 square feet above grade plus a finished walkout lower level, thoughtfully positioned to capture sweeping views of the surrounding countryside.























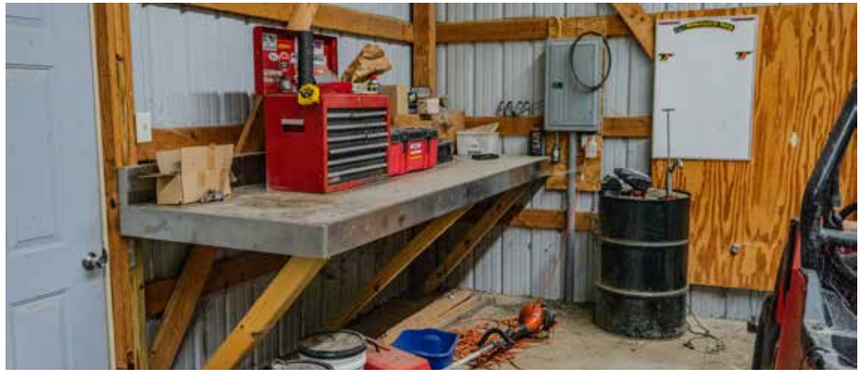
30’X80’ SHOP AND EQUIPMENT BUILDING

Additional improvements include an approximately 30’x80’ shop and equipment building featuring a full concrete floor, electrical service, high-bay lighting, a large stainless-steel workbench, and ample space for equipment storage and maintenance.











94 +/- ACRES OF MATURE TIMBER







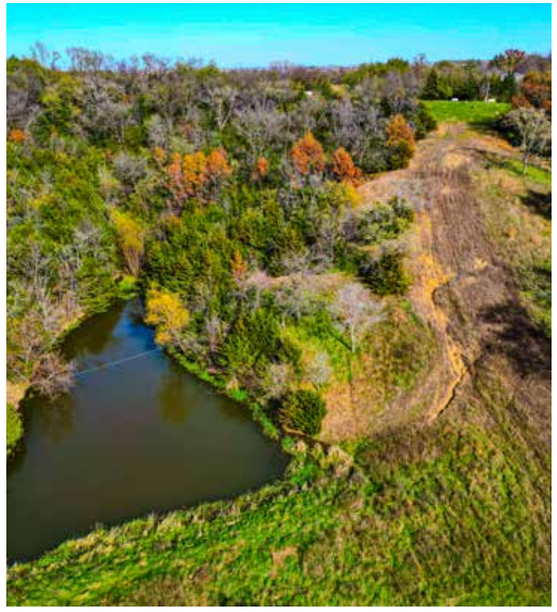
75 +/- ACRES OF OPEN GROUND

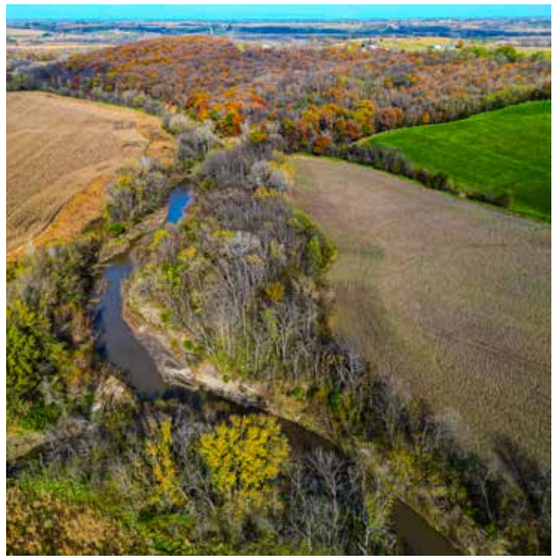




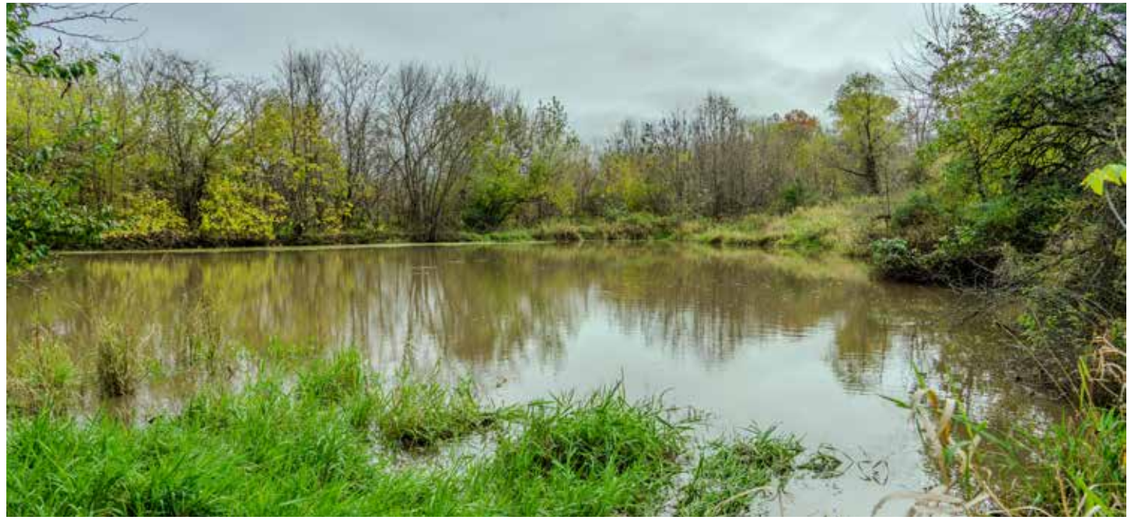
SOUTH RIVER FRONTAGE AND TWO PONDS

The western portion features South River frontage and secluded timbered ridges that provide the cover, terrain, and travel corridors sought by serious outdoor enthusiasts.









EXCEPTIONAL WILDLIFE HABITAT

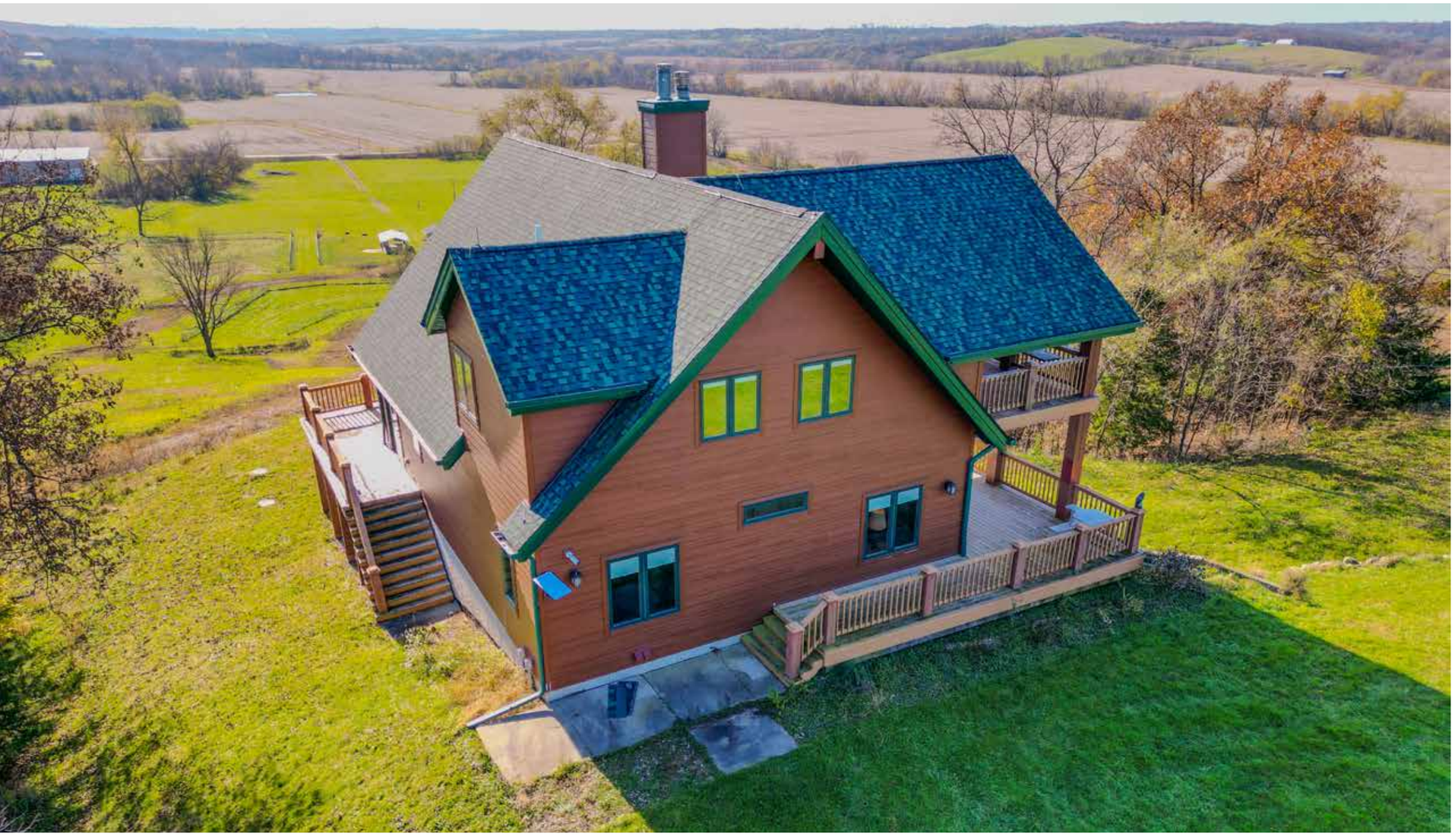
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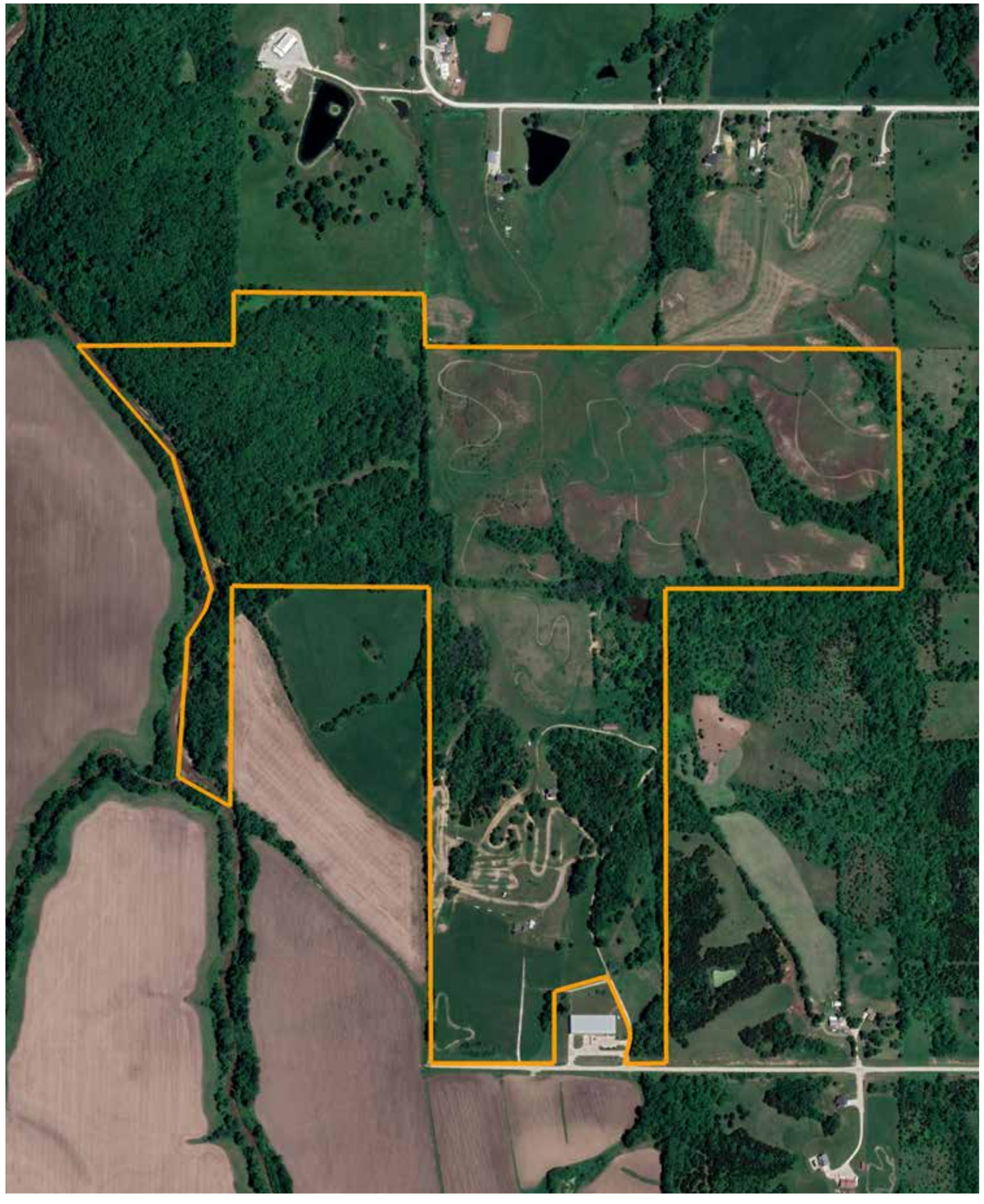




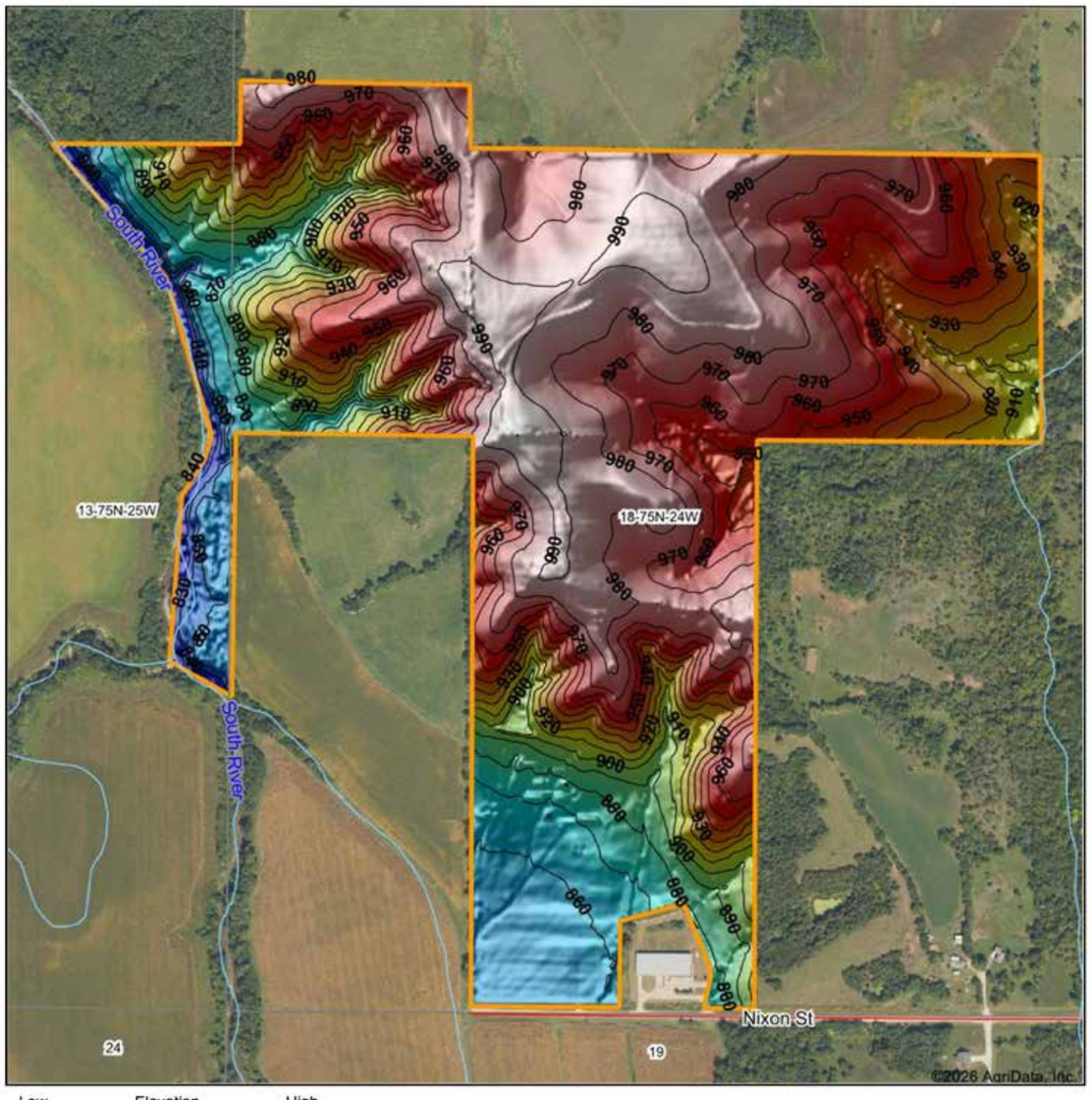




AERIAL MAP



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):	10
Min:	826.7
Max:	996.1
Range:	169.4
Average:	937.6
Standard Deviation:	45.67 ft

0ft 714ft 1428ft

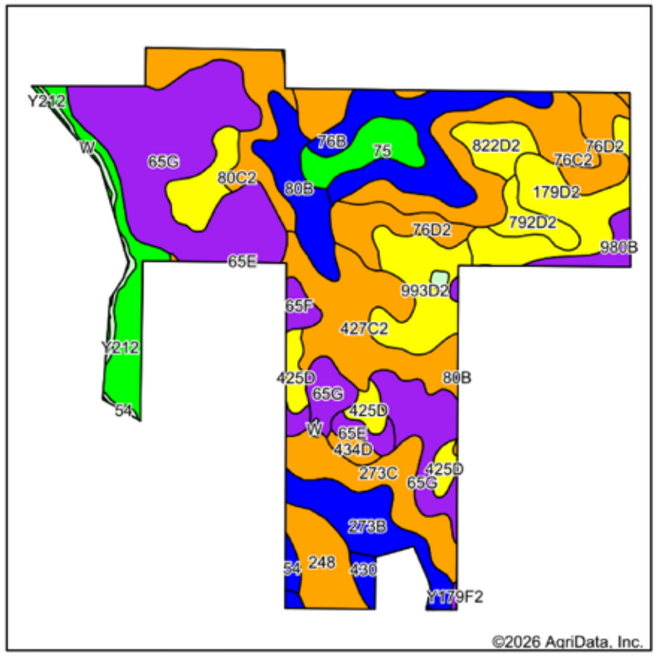
N W E S

11/2/2026

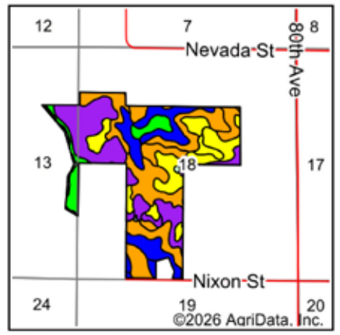
18-75N-24W
Warren County
Iowa

Boundary Center: 41° 17' 55.66, -93° 40' 5.93

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Warren**
Location: **18-75N-24W**
Township: **White Oak**
Acres: **216.22**
Date: **11/2/2026**

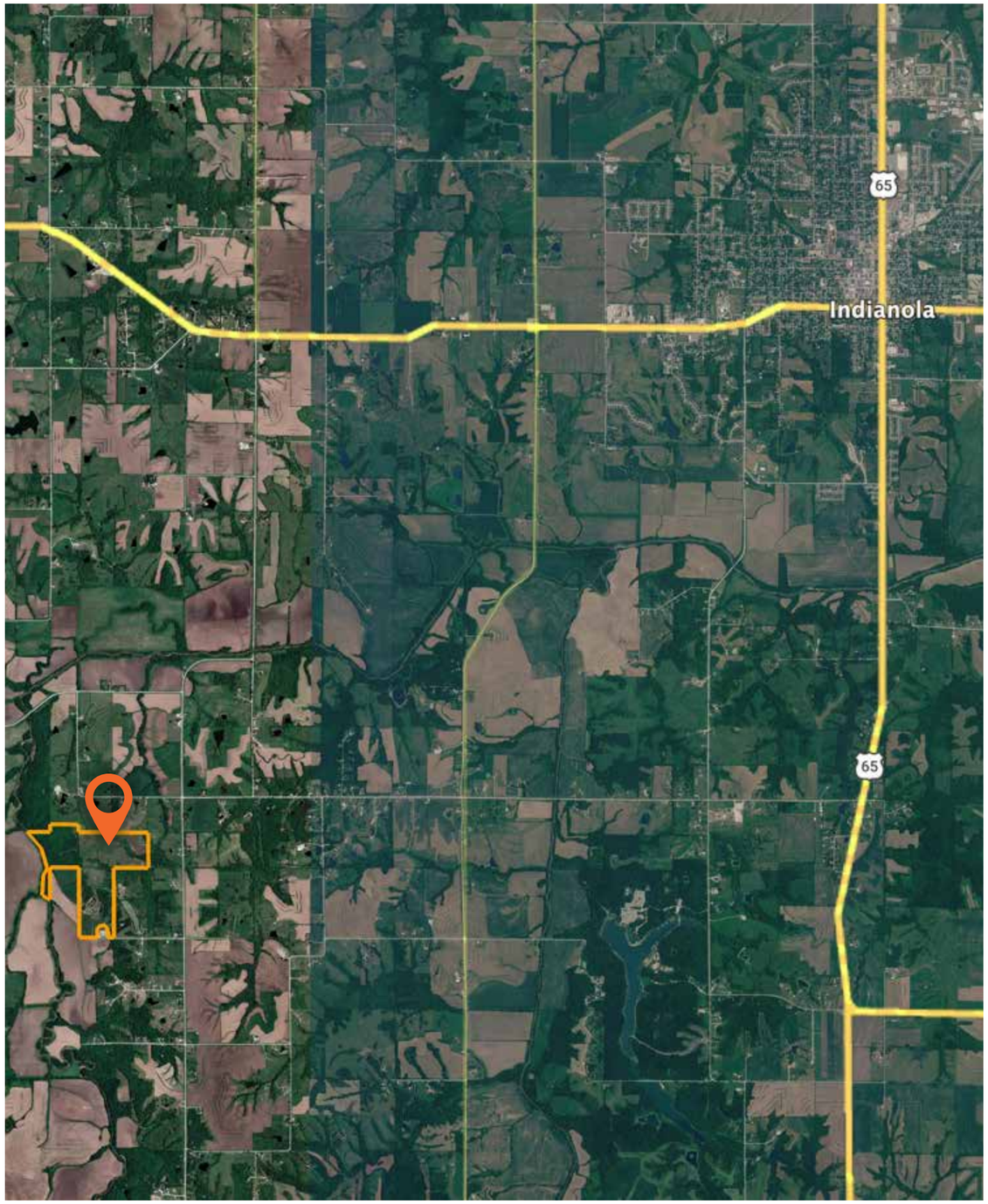
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N W E S

Area Symbol: IA181, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
65G	Lindley loam, 25 to 40 percent slopes	43.58	20.2%		> 6.5ft.	VIIe	96.0	27.8	5	19	19	14	8
76C2	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes, eroded	17.51	8.1%		> 6.5ft.	IIIe	192.0	55.7	75	77	77	68	65
427C2	Ladoga-Chelsea complex, 5 to 9 percent slopes, moderately eroded	17.07	7.9%		> 6.5ft.	IIIe	80.0	23.2	57	70	70	60	59
76B	Ladoga silt loam, 2 to 5 percent slopes	13.36	6.2%		> 6.5ft.	IIe	212.8	61.7	86	83	83	76	77
179D2	Gara loam, dissected till plain, 9 to 14 percent slopes, eroded	12.08	5.6%		> 6.5ft.	IVe	163.2	47.3	43	73	73	56	52
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	11.62	5.4%		> 6.5ft.	IIIe	163.2	47.3	49	74	74	65	61
273C	Olmitz loam, 5 to 9 percent slopes	10.44	4.8%		> 6.5ft.	IIIe	208.0	60.3	85	96	96	71	81

OVERVIEW MAP



AGENT CONTACT

Growing up on an acreage in rural Tama County and coming from a farming family, Ben Coulter developed an appreciation for land ownership and rural life at an early age. As the son of small business owners, he learned the value of hard work, relationships, and determination. Summers spent detasseling corn and helping neighbors bale hay reinforced those lessons, while his grandfather's belief that he should have invested in more farmland helped Ben understand the lasting value of land as both an investment and a family asset.

Before transitioning to land sales, Ben spent more than a decade in mortgage lending and real estate finance, gaining extensive experience evaluating property values, negotiating transactions, and guiding clients through important financial decisions. He now combines that financial expertise with firsthand experience purchasing, developing, and managing rural property.

An avid deer hunter and conservationist, Ben is a member of Pope & Young and the National Deer Association. His hands-on experience includes timber stand improvement, native prairie establishment, invasive species management, food plots, fencing, homesite development, and evaluating access, habitat, topography, timber, and recreational potential. Having completed many of the same projects landowners face, he brings practical insight to every property he evaluates.

Ben and his wife, Trinh, own and actively manage a rural property in Guthrie County, where they have completed numerous improvements and operate a successful short-term rental. They enjoy spending time outdoors with their children, Camille and Sage, and making the most of rural living.

By combining financial expertise, practical landownership experience, and a passion for rural property, Ben strives to help buyers and sellers make informed decisions and navigate their land transactions with confidence.



BEN COULTER

Land Agent | Serving Iowa

515.423.0074

BCoulter@MidwestLandGroup.com

MidwestLandGroup.com

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