



**AMERICAN
LEGACY**
LAND CO

FOR SALE

ORGANIC FARM

Arion, IA

140 +/- Acres

OFFERED AT:

\$2,375,000

ABOUT THIS PROPERTY:

A premier 140 +/- acre certified organic farm offering privacy, modern living, and a turn-key agricultural opportunity for the next owner.

Welcome to 2590 Willow Creek Farmstead — a rare chance to own a fully certified organic farm paired with a beautifully renovated modern farmhouse, high-quality outbuildings, and a private valley setting just minutes from town. Located in Crawford County within the Denison Community School District, this exceptional property sits only 7 miles southwest of Denison and 2 miles off HWY 30, offering the perfect blend of rural peace and nearby convenience.



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More About this Property:

Originally built in 1908 and fully renovated in 2019, the 4-bedroom, 2-bath farmhouse blends character with modern design. The home features an open floor plan ideal for both everyday living and entertaining. Matching quartz countertops flow throughout the home, large kitchen with gas range cooktop, 4 sets of French doors that bring natural light inside and provide seamless access to outdoor living spaces. The great room includes a full bar for hosting family and friends, and the home-wide wired sound system lets you enjoy your music both indoors and outdoors.

The master bedroom includes a private porch overlooking your property — the perfect place to start or end your day. With 9-foot ceilings, central air, propane HVAC, and an 85-gallon water heater, comfort is built into the core of this home. A large, unfinished basement provides excellent storage and additional usable space with room to expand if desired.

The 32 x 30 attached garage is heated by propane, offers 2 - 10'w x 8'ht insulated garage doors excellent for oversized vehicles, and gives the opportunity for a workshop, gym, or she/man cave.

The farmstead sits on approximately 5 acres of beautifully maintained grounds, while the remaining land is certified organic that consists of row crop, USDA CRP, timber, and grass lands for wildlife. The organic certification is transferable to new owner if they continue to manage the property in similar standard and will receive the remaining 2026/2027 earnings from the USDA CRP program. The farm includes approximately 122 tillable acres with 35 acres tillable currently, an additional 80 acres are contracted within the USDA CRP program until fall 2027 and the balance is in timber and waterways.

A 1-acre pond adds to the natural appeal and offers recreation and relaxation. Deer, turkey, and pheasants are regular visitors, making this a wonderful property for those who appreciate wildlife and the outdoors.

Three quality outbuildings enhance the usability of the property. The historic 54 x 50 horse barn was built early 1900, was restored in 2020 and remains fully functional for livestock that includes a 50 x 100 outside continuous fence area. Two machine sheds, all updated in 2019 and consisting of 32 x 40 and 26 x 40 that have cement floors, new steel siding, steel roofs, and electrical upgrades.

Power to the property is provided by WIPCO (Western Iowa Power Cooperative), and the home operates on well water with a septic system.

The approach to the home is unforgettable with a ¾-mile driveway leading into your new estate. While the setting feels like a peaceful retreat; schools, shopping, and amenities are only minutes away. It's the ideal balance for those seeking rural living without sacrificing convenience.

This property is priced at \$2,375,000 and represents a rare chance to secure a certified organic farm with a move-in ready modern home, income-supporting land features, and long-term value.

Seller financing options may be available for qualified buyers. The seller will also consider selling the home, outbuildings, and approximately 5 acres separately from the remaining land.

Property showings are available only to qualified buyers with proof of pre-approval and selling agent present.

Opportunities like 2590 Willow Creek don't come along often — and when they do, they don't last. Contact us today to schedule your showing.

FEATURES:

- **140 +/- Acres**
- **Certified organic farm**
- **Renovated 4 bed, 2 bath farmhouse**
- **32 x 30 attached heated garage**
- **54 x 50 horse barn with 50 x 100 outside continuous fence area**
- **Two machine sheds**
- **1-acre pond**





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HUNTING • DEVELOPMENT**



Listing Agents:

Tyler Lothrop is a seasoned professional with a deep-rooted passion for helping people turn their outdoor dreams into reality. Growing up on a sod and landscaping farm in Crete, Nebraska, Tyler gained firsthand experience working with the land. His love for nature blossomed through hunting, fishing, camping, and hiking — activities that continue to fuel his enthusiasm for outdoor living.

Tyler's career journey has equipped him with a robust skill set in commercial and residential construction, mold remediation, and foundation repair. This expertise provides his clients with a distinct advantage, as he can assess properties with a trained eye and offer valuable insights throughout the buying or selling process.

His extensive network, stretching from northern Iowa to southeastern Nebraska, positions him as a well-connected and knowledgeable resource in the region. Whether you're searching for the perfect hunting grounds, a quiet escape, or a versatile recreational property, Tyler's dedication, experience, and love of the outdoors make him the perfect guide to help you find your ideal piece of paradise.



Tyler Lothrop

LAND AGENT
AMERICAN LEGACY LAND CO.
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Chris entered the real estate business in 2010 after retiring from an 8 year NFL career where he played for the NY Giants & KC Chiefs. He started selling farm, ranch, & recreational real estate under the Cabela's Trophy Properties brand and eventually became an associate broker and auctioneer in NE, IA, KS, & MO. During that time he sold & auctioned homes, executive estates, ranches, farmland, recreational land in all 4 states.

Chris became a Realtor and joined Nebraska Realty in 2014. He was joined by his wife Jennifer in 2016 and together they formed Team Bober. They have assisted hundreds of clients buy, sell, build & invest in real estate. Chris remained active in land sales continuing to specialize in selling & auctioning land for his clients. Currently licensed in Nebraska & Iowa Chris uses his tireless work ethic to advocate for his client's needs.

Chris & Jen have 2 children: Austin (19) is studying diesel technology at Iowa Western Community College while Hanna (17) is a senior at Elkhorn High School. Chris spends his free time in the outdoors hunting, fishing, camping, hiking, & golfing. He volunteers at his parish St Patrick's in Elkhorn and is active in the Knights of Columbus #3019. Chris is an Ambassador for the Kansas City Chiefs attending home games and also owns Bober Academy focusing on training and developing offensive linemen.



Chris Bober

BROKER
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