

MIDWEST LAND GROUP PRESENTS

80 ACRES IN

MADISON COUNTY IOWA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

A RARE "ONCE IN A LIFETIME" PREMIER BUILDING SITE IN MADISON COUNTY WITH RECREATIONAL AND INCOME VALUE

Midwest Land Group is proud to present this "once in a lifetime" farm located in one of the most sought-after counties in all of Iowa. Madison County is well known for the many covered bridges throughout the area and was the location when filming "The Bridges of Madison County". The area is also known for its many parks, wineries, and breweries and has one of the most beautiful and scenic landscapes. The location would be a great place to raise a family and is in an excellent school district. The farm is located in a preferred location with only a 30-minute commute to West Des Moines. Located on a dead-end road with no through traffic and only 5 minutes south of Earlham and Interstate 80. This top-shelf, exquisite building site has excellent recreational value along with income generated from the tillable and

pasture grounds. Tom Creek runs through the north portion of the farm along with a full pond for all your livestock watering needs. The area is known to produce top-end whitetails year in and year out and has premium habitat in every direction. If your passions include horseback riding, hiking, or ATVs this farm would exceed all your expectations too! A clean bare slate farm of this quality and beauty located only a short commute to Des Moines comes up once in a lifetime. The farm literally checks all the boxes when searching for a dream farm! I'm sure this farm will attract a ton of interest and will not last long. If you're interested in your private viewing or would like additional questions or concerns answered please don't hesitate to call the listing agent anytime day or night.



PROPERTY FEATURES

PRICE: **\$900,000** | COUNTY: **MADISON** | STATE: **IOWA** | ACRES: **80**

- 80 +/- acres in Madison County
- 29 +/- acres tillable ground
- 77.2 CSR2
- 20 +/- acres pasture ground
- Farming rights open for the 2024 season
- 6 +/- miles south of Earlham, Iowa
- 30 minutes from West Des Moines
- Premium secluded and private building site
- On dead-end road with no through traffic
- Excellent trophy deer hunting
- Great turkey hunting
- Private and peaceful
- Setting sun off the back porch/deck
- The beautiful views and setting are second to none!
- Excellent school district
- Horse/cattle
- Hiking, ATV, and horseback enthusiasts
- Excellent water source throughout farm
- Tom Creek runs through north side of farm
- Nice size pond
- Preferred east access for deer hunting for prevailing westerly winds
- Great fencing throughout farm
- Income-producing farm
- Investment opportunities
- Shown by appointment only
- Must be pre-approved



80 +/- ACRES IN MADISON COUNTY



29 +/- ACRES TILLABLE GROUND



20 +/- ACRES PASTURE GROUND



TOM CREEK

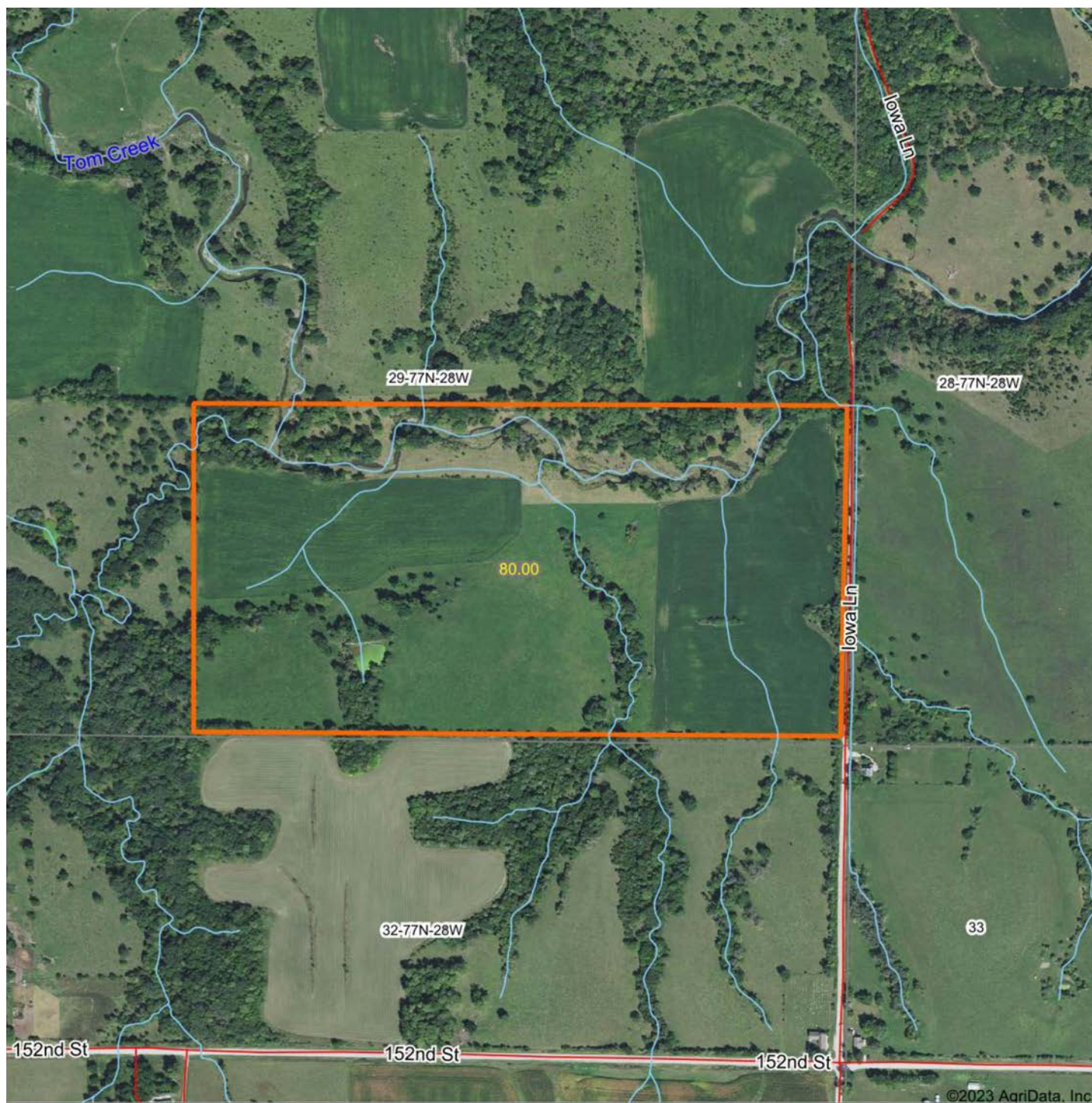
Tom Creek runs through the north portion of the farm along with a full pond for all your livestock watering needs.



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 41° 25' 59.29, -94° 5' 40.92



29-77N-28W
Madison County
Iowa



8/21/2023



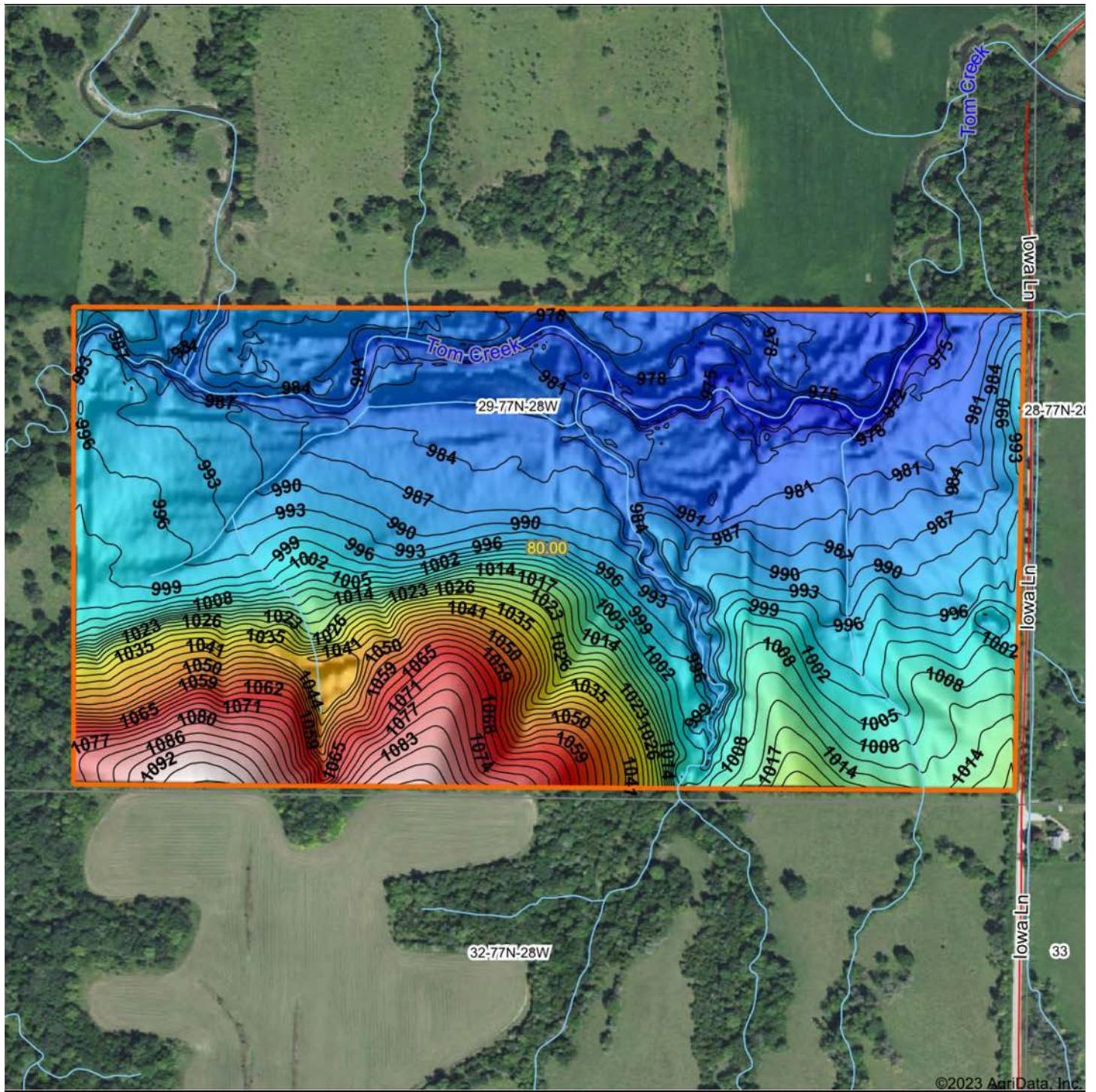
Maps Provided By:



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HILLSHADE MAP



Source: USGS 3 meter dem
 Interval(ft): 3
 Min: 968.9
 Max: 1,097.0
 Range: 128.1
 Average: 1,004.5
 Standard Deviation: 29.99 ft



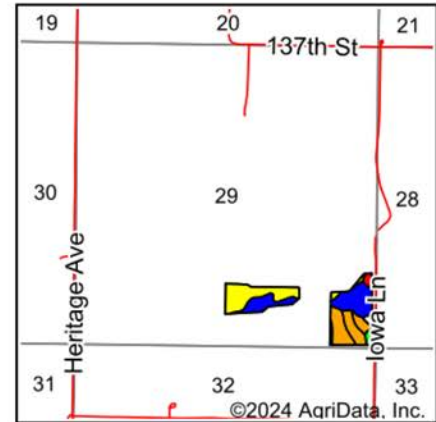
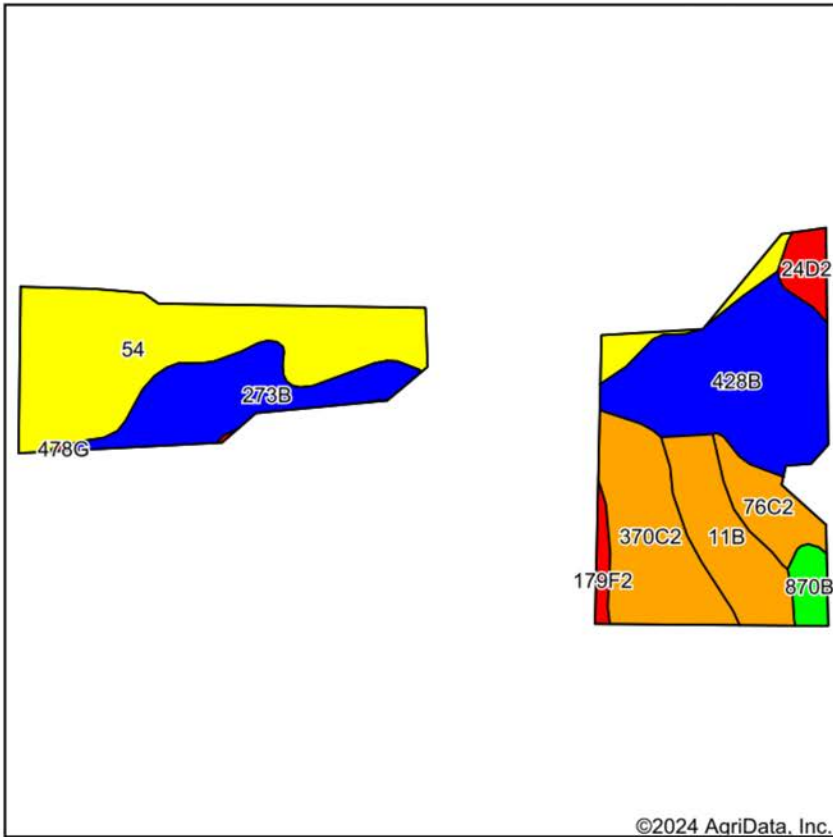
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29-77N-28W
Madison County
Iowa

Boundary Center: 41° 25' 59.29, -94° 5' 40.92

SOIL MAP



State: **Iowa**
 County: **Madison**
 Location: **29-77N-28W**
 Township: **Madison**
 Acres: **28.78**
 Date: **2/11/2024**



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Soils data provided by USDA and NRCS.

Area Symbol: IA121, Soil Area Version: 27

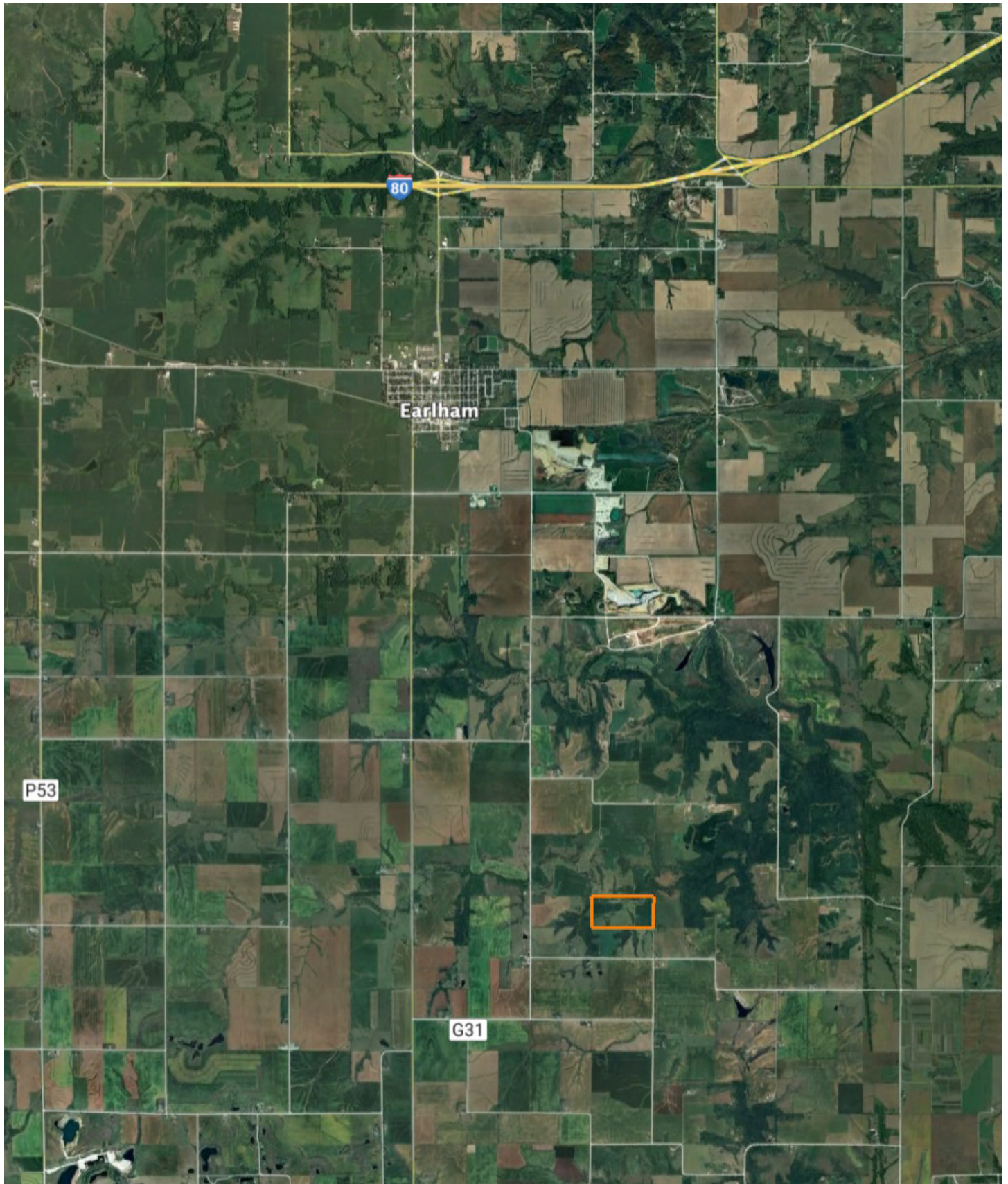
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	8.93	31.0%		llw	67	63	58	63	
428B	Ely silty clay loam, dissected till plain, 2 to 5 percent slopes	6.36	22.1%		lle	88	95	95	79	
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	3.97	13.8%		llle	80	82	82	66	
273B	Olmitz loam, 2 to 5 percent slopes	3.62	12.6%		lle	89	96	96	82	
11B	Colo, occasionally flooded-Ely silty clay loams, dissected till plain, 2 to 5 percent slopes	2.70	9.4%		llw	80	87	86	81	
76C2	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes, eroded	1.46	5.1%		llle	75	77	77	65	
24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	0.72	2.5%		llle	49	75	75	55	
870B	Sharpsburg silty clay loam, terrace, 2 to 5 percent slopes	0.64	2.2%		lle	91	90	90	77	
179F2	Gara loam, dissected till plain, 18 to 25 percent slopes, eroded	0.38	1.3%		Vlle	16	55	55	36	
Weighted Average						2.28	77.2	*n 80.6	*n 79	*n 70.9

**IA has updated the CSR values for each county to CSR2.

*n: The aggregation method is "Weighted Average using all components"

**IA has updated the CSR values for each county to CSR2.*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Dennis Williams has the determination and grit it takes to get the job done, which was instilled in him at a young age and evidenced through his 31 year career in logistics. Dennis grew up in Rochester, MN, where he graduated from Mayo High School and Rochester Community College. After buying and selling several of his own rec farms, Dennis and his family moved from Minnesota to pursue his dream of selling land in Iowa.

At Midwest Land Group, buyers and sellers alike know they can count on Dennis to get the job done and do it right. This agent prides himself on being a good listener who works with the utmost honesty and integrity. He relishes in the fact that many lifelong friendships are made through real estate transactions and looks forward to creating lasting memories with each client.

Dennis is passionate about pursuing whitetails, having even owned his own whitetail consulting business. He had his hunts filmed and shared on Hunter's Specialties Primetime videos, and afterward was hired as a pro staff member on the TV show Driven with Pat and Nicole. When he's not helping clients achieve their land real estate needs, Dennis enjoys hunting and fishing, and spending time with his family, including wife, Janet, son Daniel, and daughter Brooklyn.



DENNIS WILLIAMS,
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