

MIDWEST LAND GROUP PRESENTS

99.3 ACRES IN

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# MADISON COUNTY IOWA



[MidwestLandGroup.com](https://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# HUNTING & RECREATIONAL RETREAT 30 MINUTES FROM DES MOINES

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Midwest Land Group is proud to present this incredible Madison County, Iowa hunting and recreational retreat. Located just 30 minutes from Des Moines, this 99.3 +/- acre farm sits at the end of a dead-end road, providing ultimate seclusion for a hunting and recreational getaway.

This part of Madison County is known for its trophy buck potential. The diverse habitat on this farm is exactly what you'd draw up in a whitetail haven. The property consists of a mix of hardwood timber, open prairie, tillable ground, food plots, apple trees, cedars, three ponds, and multiple creek drainages. The amount of wildlife on this property is already extremely high. While taking photos, I spotted deer, turkeys, and pheasants. Numerous mature bucks were consistently on camera in daylight this past season. A professional farm management plan is also in progress, focusing on enhancing bedding habitat and natural browse to ensure high-quality deer management for years to come. This farm was not hunted in 2024 and numerous high-quality bucks survived the season, setting the stage for a promising year in 2025.

A well-maintained trail system allows you to navigate the property quietly and strategically position yourself for optimal hunting success. The sale even includes two elevated blinds to get you started. With numerous additional spots to set up tree stands or blinds depending on wind direction and deer movement, you can customize your approach as needed. The rolling terrain allows you to access the land creatively to avoid spooking game.

This isn't just a hunter's paradise - it's a great place for weekend getaways too. Explore the property on your UTV, hike the mowed trails, or simply relax and enjoy the peace and quiet of nature. Electrical utilities are located nearby and would only need to be extended a short distance. Opportunities of this sort are very limited in today's market - don't miss your chance to own a piece of paradise in Madison County! For additional information or to schedule a private showing, please contact Korey O'Day at (515) 519-5779.





# PROPERTY FEATURES

PRICE: **\$665,000** | COUNTY: **MADISON** | STATE: **IOWA** | ACRES: **99.3**

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- Strong deer and turkey numbers
- Impressive trail camera history
- Diverse habitat
- Rolling topography
- Established food plots
- Two elevated hunting blinds
- 10 acres planted to corn
- Total of 26.86 FSA cropland acres
- Hardwood timber
- Three ponds
- Beautiful build site
- Located just 30 minutes from the Des Moines Metro
- 15 miles from Winterset
- Taxes: \$1,324





# ROLLING TOPOGRAPHY

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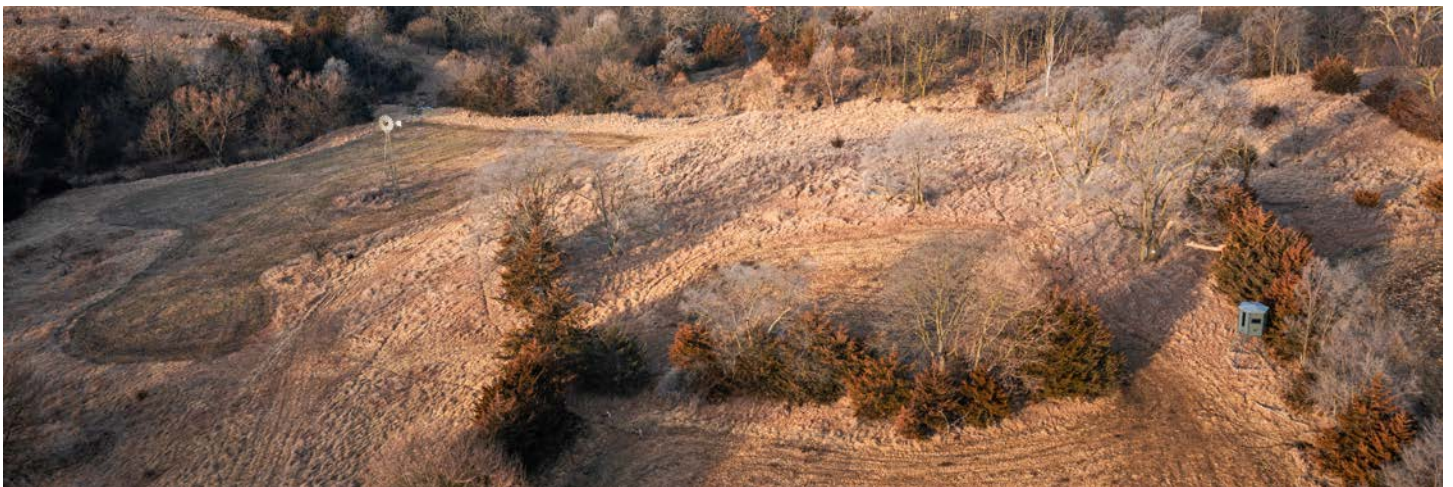
# THREE PONDS

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# TWO ELEVATED HUNTING BLINDS

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# TOTAL OF 26.86 FSA CROPLAND ACRES

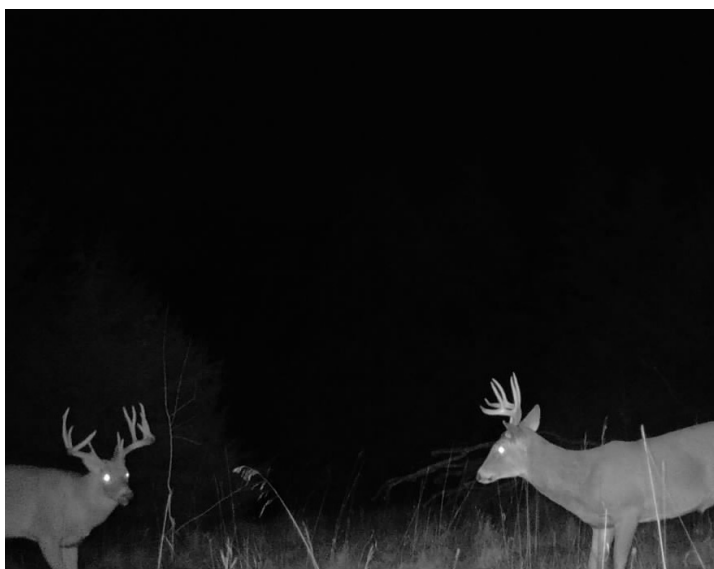
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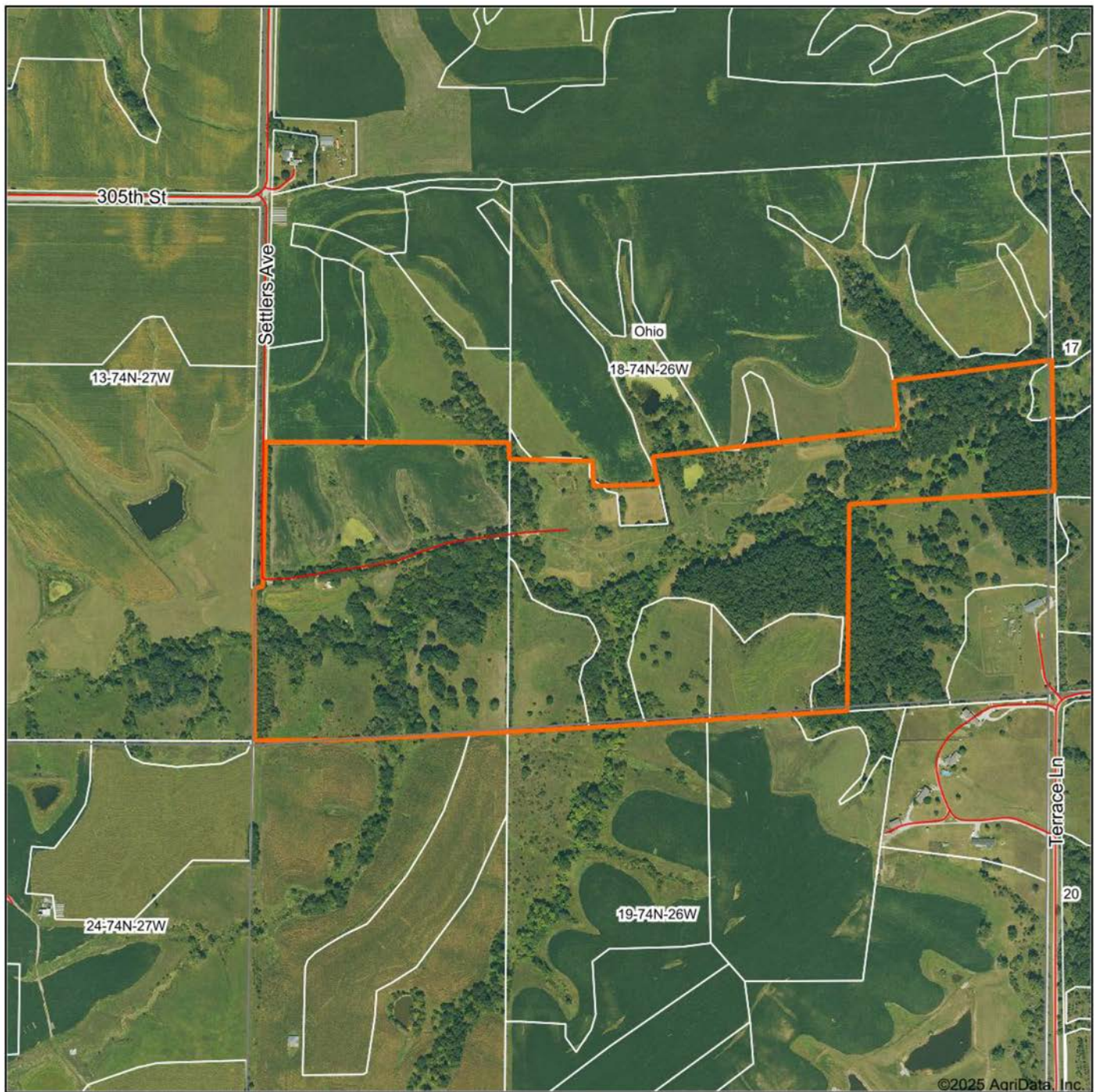
# IMPRESSIVE TRAIL CAMERA HISTORY

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# AERIAL MAP



©2025 AgriData, Inc.

Boundary Center: 41° 12' 9.19, -93° 53' 30.41

0ft 747ft 1495ft



Maps Provided By:



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**18-74N-26W**  
**Madison County**  
**Iowa**

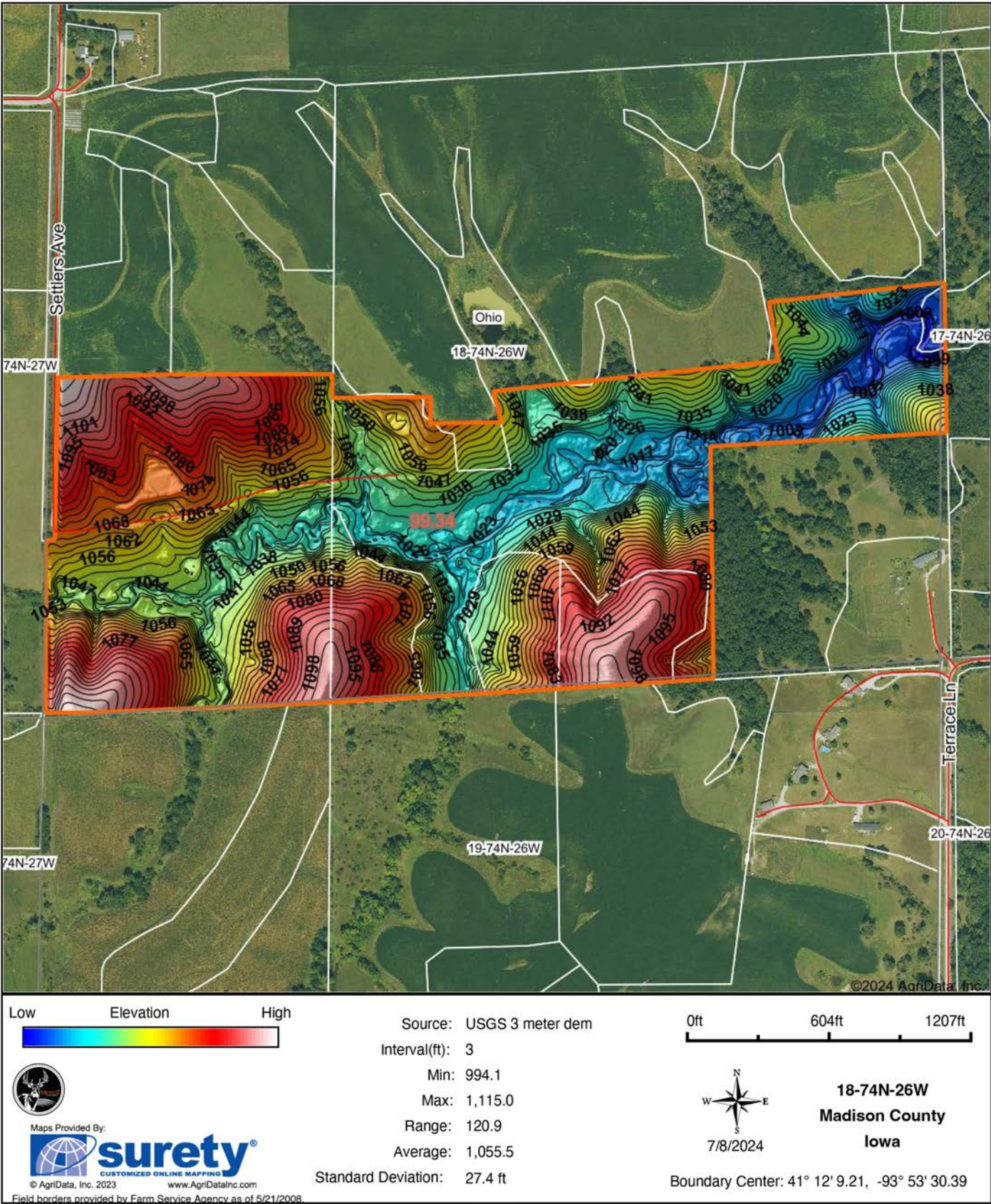


2/4/2025

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

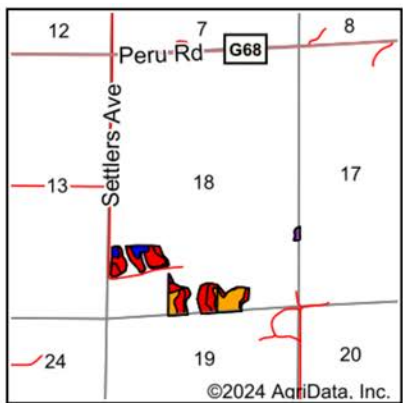
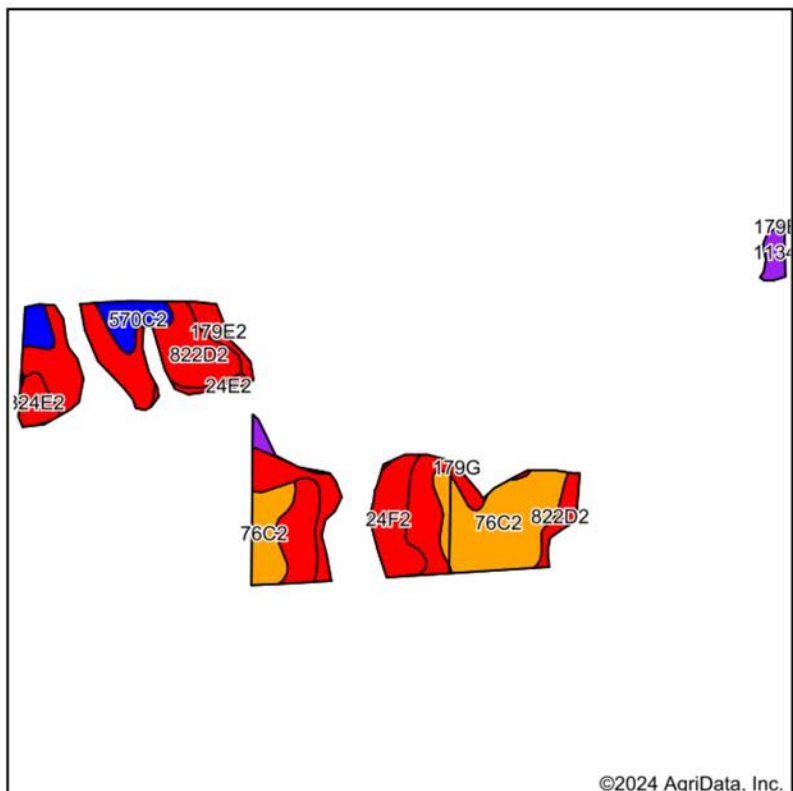


# HILLSHADE MAP





# SOILS MAP



State: **Iowa**  
County: **Madison**  
Location: **18-74N-26W**  
Township: **Ohio**  
Acres: **26.86**  
Date: **7/10/2024**



Maps Provided By:



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 Small Grains	*n NCCPI Soybeans
822D2	Lamoni clay loam, 9 to 14 percent slopes, eroded	9.21	34.2%		IVe	7	57	57	52	40
76C2	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes, eroded	7.09	26.4%		IIle	75	77	77	68	65
24F2	Shelby clay loam, dissected till plain, 18 to 25 percent slopes, eroded	3.98	14.8%		VIe	20	54	54	35	36
824E2	Shelby-Lamoni complex, 14 to 18 percent slopes, eroded	2.70	10.1%		IVe	26	59	59	47	42
570C2	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	1.90	7.1%		IIle	81	84	84	69	69
1134	Colo, frequently flooded-Ely silty clay loams, gullied, 2 to 5 percent slopes	0.88	3.3%		Ile	59	45	7	7	45
179E2	Gara loam, dissected till plain, 14 to 18 percent slopes, eroded	0.75	2.8%		VIe	32	70	70	53	49
24E2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	0.35	1.3%		IVe	35	69	69	51	49
Weighted Average						3.95	36.8	*n 64.1	*n 62.8	*n 52.9
									*n 48.8	

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

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

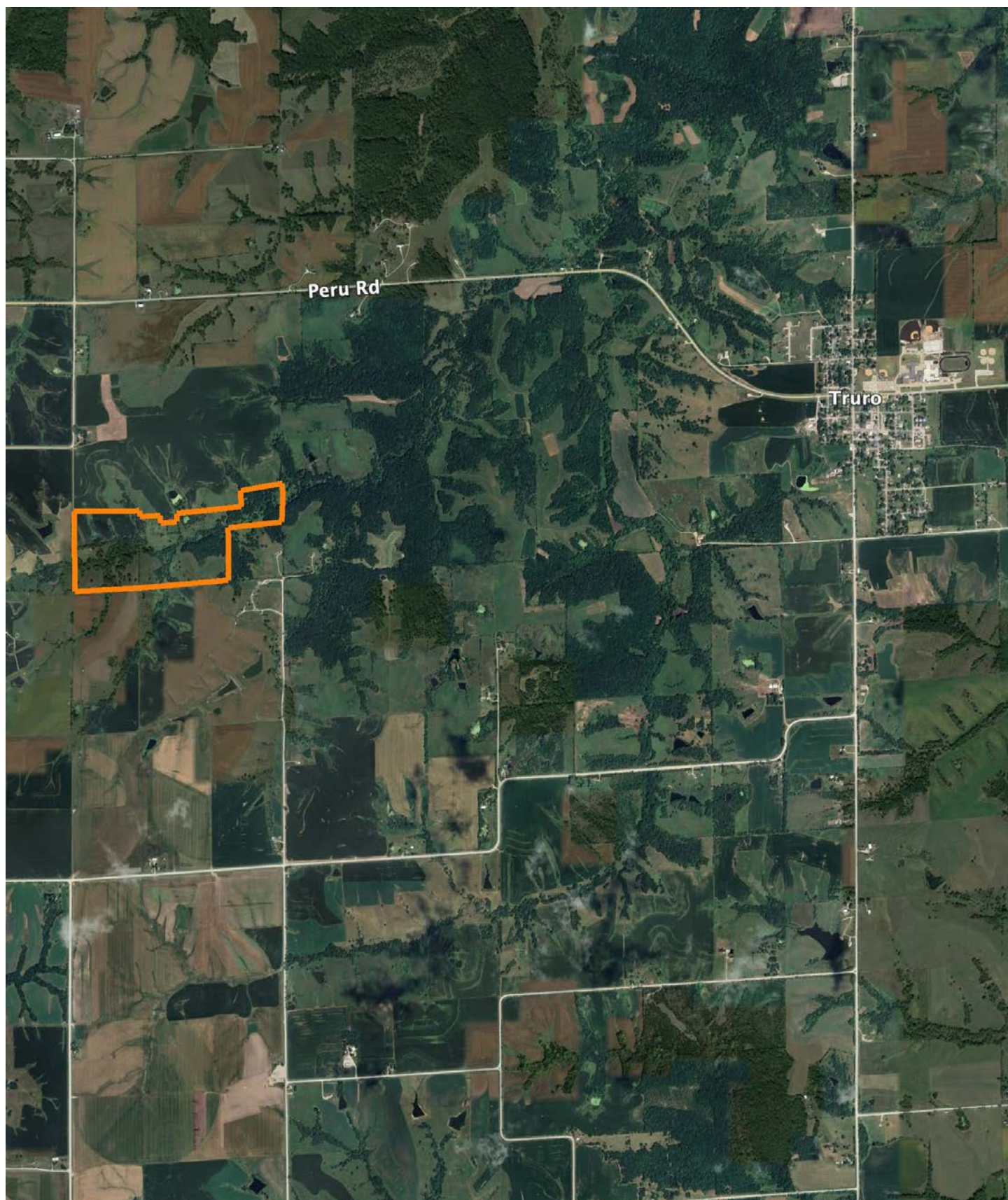
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# OVERVIEW MAP

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## BROKER CONTACT

A lifelong passion for the outdoors fuels Korey O'Day's expertise in Iowa and Missouri land sales. Born and raised in Eldridge, Iowa, Korey developed a passion for hunting and the outdoors early in life. His childhood consisted of hunting trips to south central Iowa and in the early 2000's, his family purchased a piece of land in Ringgold County. This gave Korey and his brothers the opportunity to work and hunt on the family farm. Now, with more than two decades of experience managing land, Korey has a deep understanding of hunting, recreational, and agricultural properties. This knowledge and experience translates directly towards serving his clients at Midwest Land Group.

After graduating from the University of Iowa, Korey served in a business development position at Hometown Mechanical in Davenport, where he honed his skills in sales, relationship building, and brand management. Korey also produced outdoor media content for Midwest Whitetail, with a focus on photography, video production, and social media management. His passion for the outdoors is still stronger than ever and most of his free time is spent doing some type of hunting or work on the farms.

Korey's extensive market knowledge, work ethic, and professionalism has led to him being a top producer in his time at Midwest Land Group. If you're in the market to buy or sell land in Iowa or Missouri, give Korey a call today.



**KOREY O'DAY,**

LAND BROKER

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## MidwestLandGroup.com

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