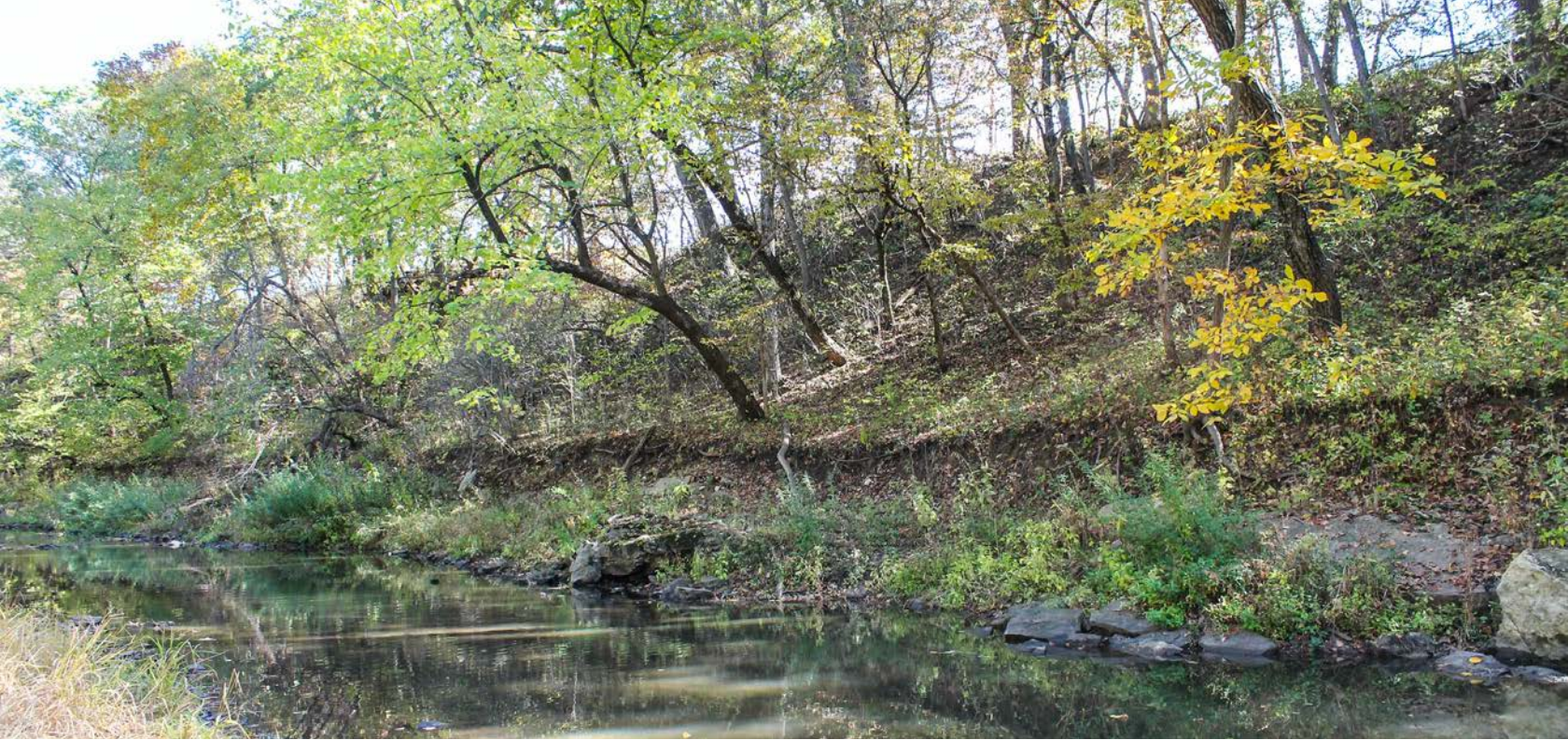


MIDWEST LAND GROUP PRESENTS

14 ACRES IN

# MADISON COUNTY IOWA



000 180TH LANE, EARLHAM, IOWA 50072



MIDWEST LAND GROUP IS HONORED TO PRESENT

# SECLUDED 14 +/- ACRE RECREATIONAL RETREAT IN MADISON COUNTY

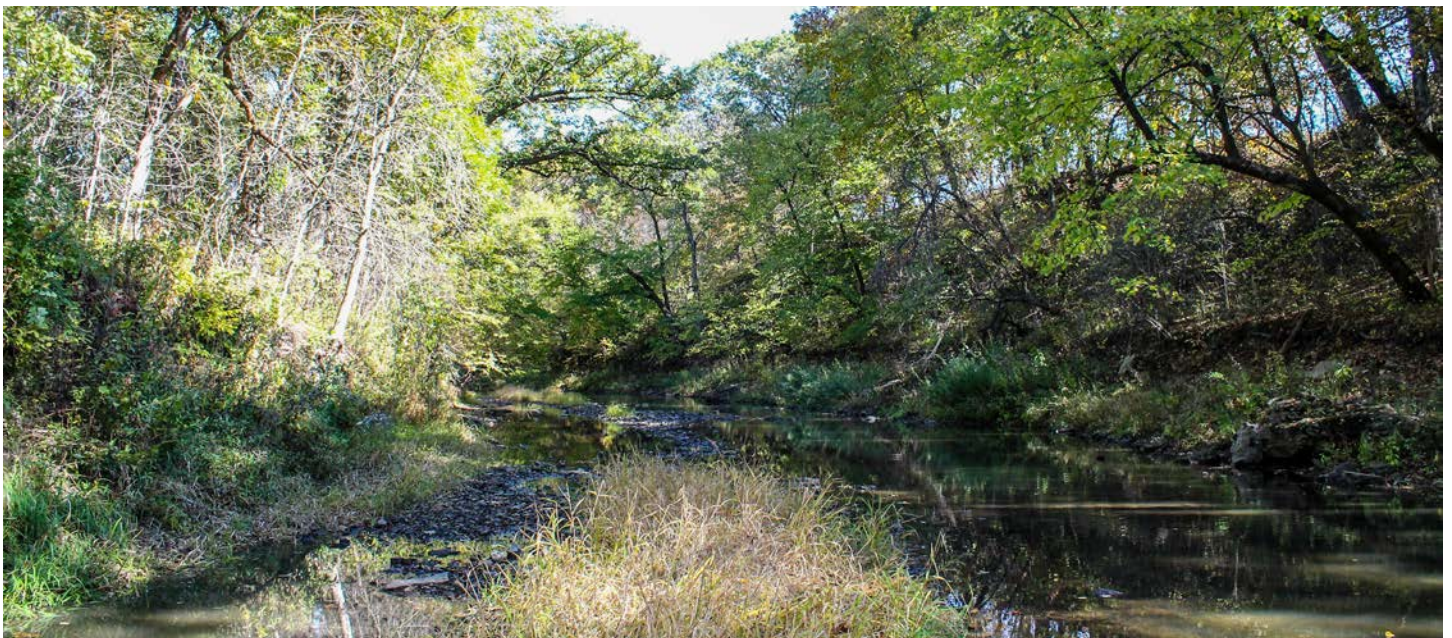
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Enjoy your own private 14 +/- acre timbered retreat, nestled into western Madison County. This is a rare opportunity to own a compact recreational tract close to the Des Moines metro that feels and hunts much larger than 14 acres. Located on a dead-end, level B road, the property offers ultimate privacy away from the hustle and bustle of busy life.

The cozy, 12'x16', fully insulated cabin comes with a propane heater that is sure to keep you warm on even the coldest days. A loft inside offers additional storage space for deer stands and other hunting equipment. The small deck and porch offer the perfect spot to pull up a chair and relax with friends and family, overlooking your piece of heaven.

The North River runs along the southern and eastern borders, making it a highly traveled corridor for whitetail deer and home to turkeys and other wildlife, offering exceptional hunting opportunities. In addition, the marketable walnut timber allows a potential for future income, all while preserving the natural beauty of the land. These 14 +/- acres are currently enrolled in the Forest Reserve program, offering exempt property taxes.

Conveniently located just 30 miles from West Des Moines, 12 miles southwest of Earlham, and 11 miles northwest of Winterset, this property offers the perfect blend of seclusion while being close to the amenities of the nearby towns. Don't miss the opportunity to own this incredible retreat!





# PROPERTY FEATURES

PRICE: **\$193,340** | COUNTY: **MADISON** | STATE: **IOWA** | ACRES: **14**

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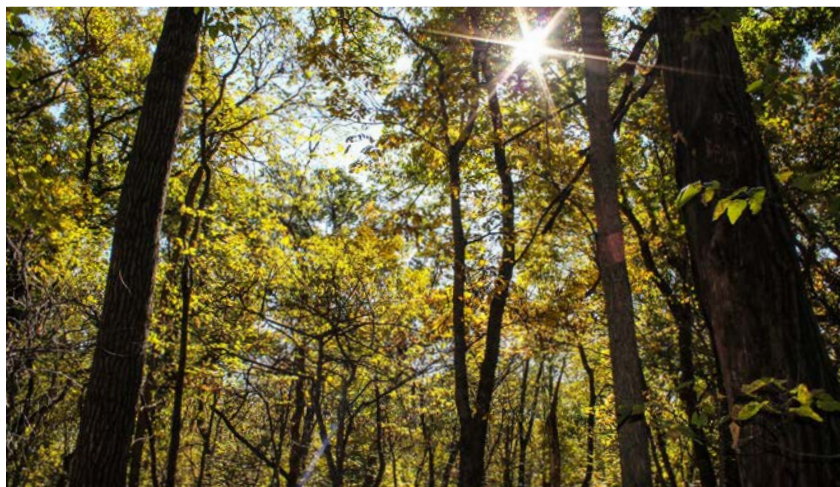
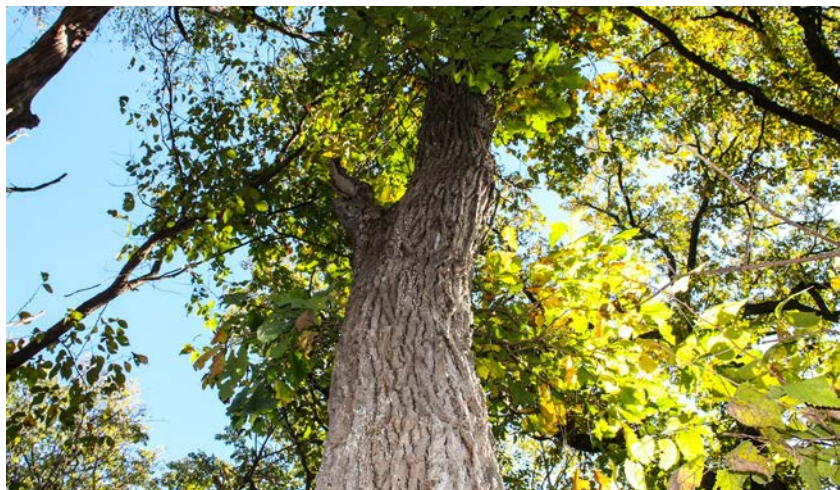
- 14 +/- acres of Madison County timber
- Property enrolled in the Forest Reserve program (tax exempt)
- Secluded recreational retreat on a dead-end road
- 12'x16' insulated cabin with heater, deck, and porch
- Bordered on 2 sides by the North River
- Small creek meanders through the property
- Highly traveled corridor for whitetail deer
- Home to turkey and other wildlife
- Marketable walnut timber
- Tree stands stay with the property
- 30 miles from West Des Moines
- 12 miles southwest of Earlham
- 11 miles northwest of Winterset





# 14 +/- ACRES OF MADISON COUNTY TIMBER

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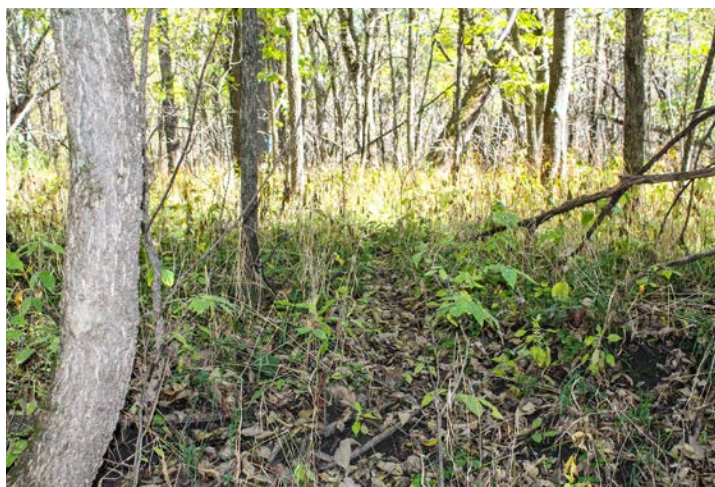
# ENROLLED IN THE FOREST RESERVE PROGRAM

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## SECLUDED RECREATIONAL RETREAT

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# 12'X16' INSULATED CABIN

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# SMALL CREEK

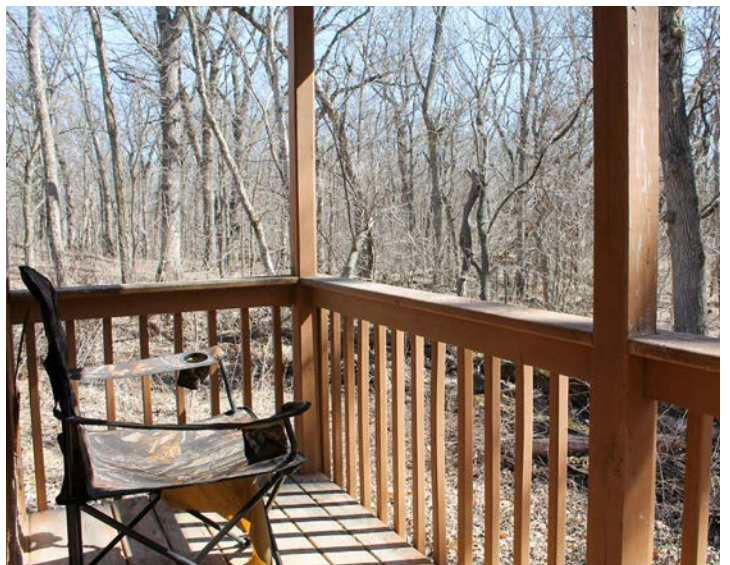
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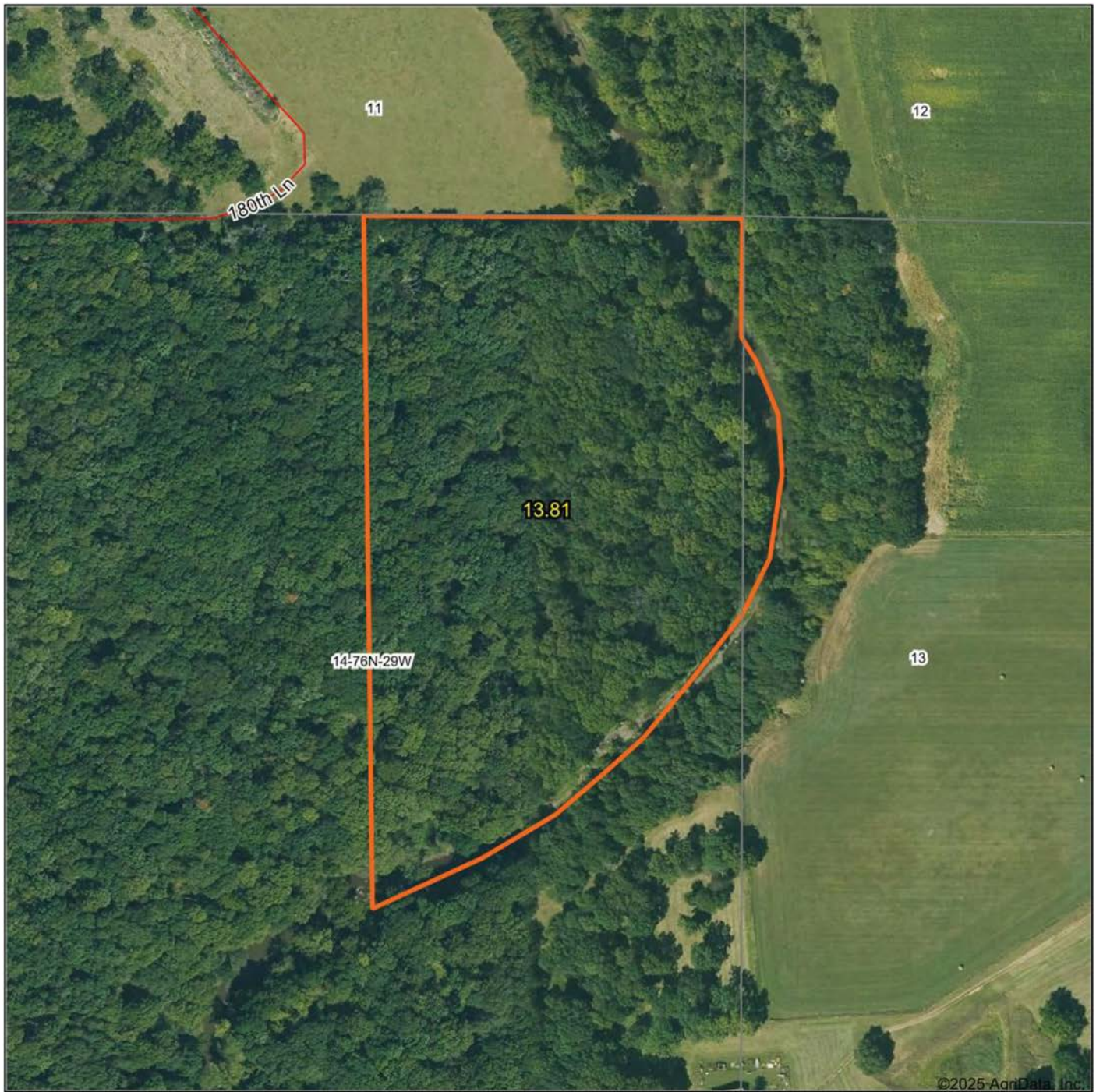
# ADDITIONAL PHOTOS

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# AERIAL MAP



Boundary Center: 41° 23' 11.63, -94° 8' 50.12

0ft 255ft 509ft



Maps Provided By:



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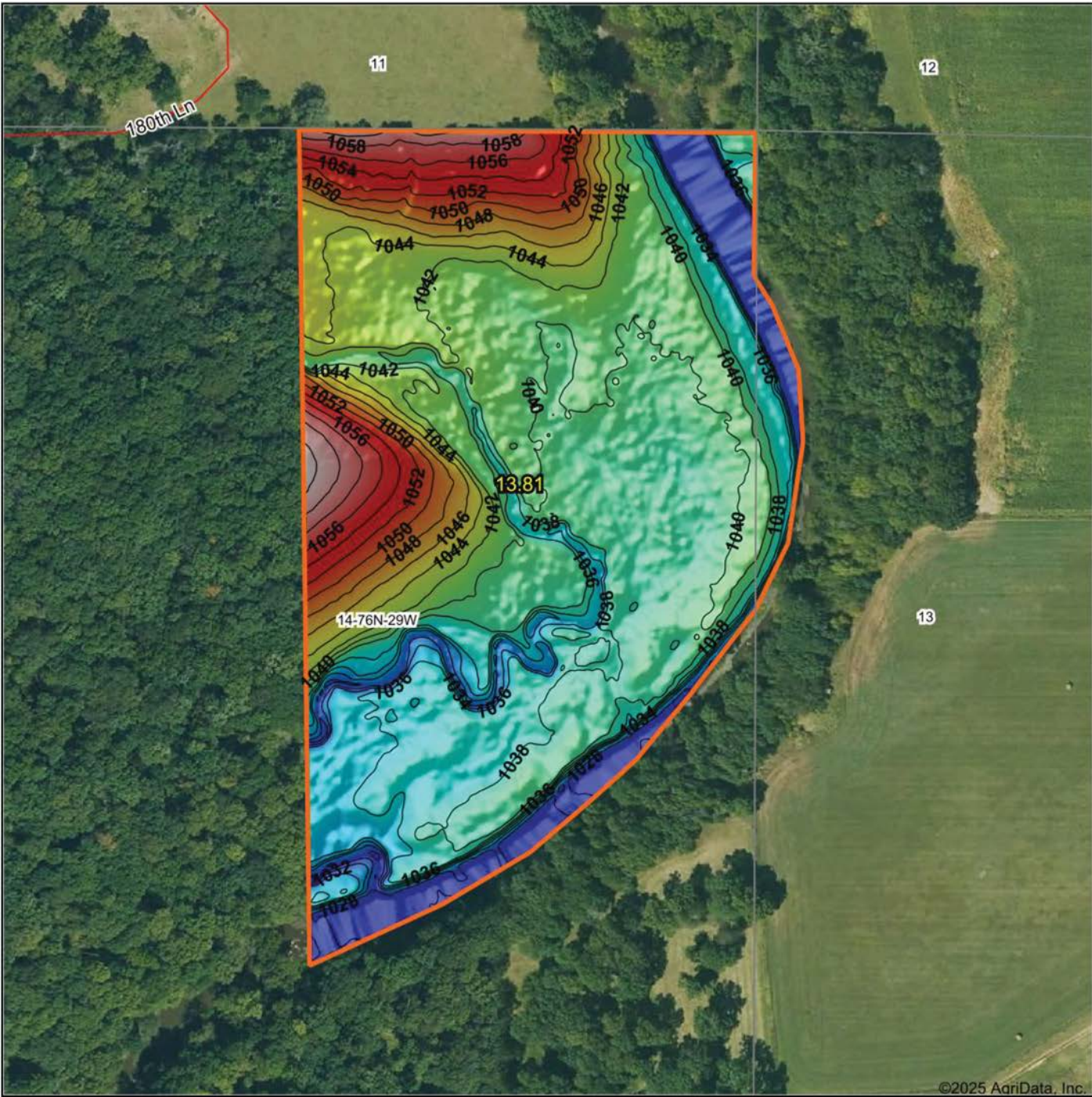
**14-76N-29W**  
**Madison County**  
**Iowa**



3/18/2025



# HILLSHADE MAP



©2025 AgriData, Inc.

Low Elevation High



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Source: USGS 1 meter dem  
Interval(ft): 2  
Min: 1,027.3  
Max: 1,063.2  
Range: 35.9  
Average: 1,040.8  
Standard Deviation: 6.99 ft

0ft 212ft 424ft



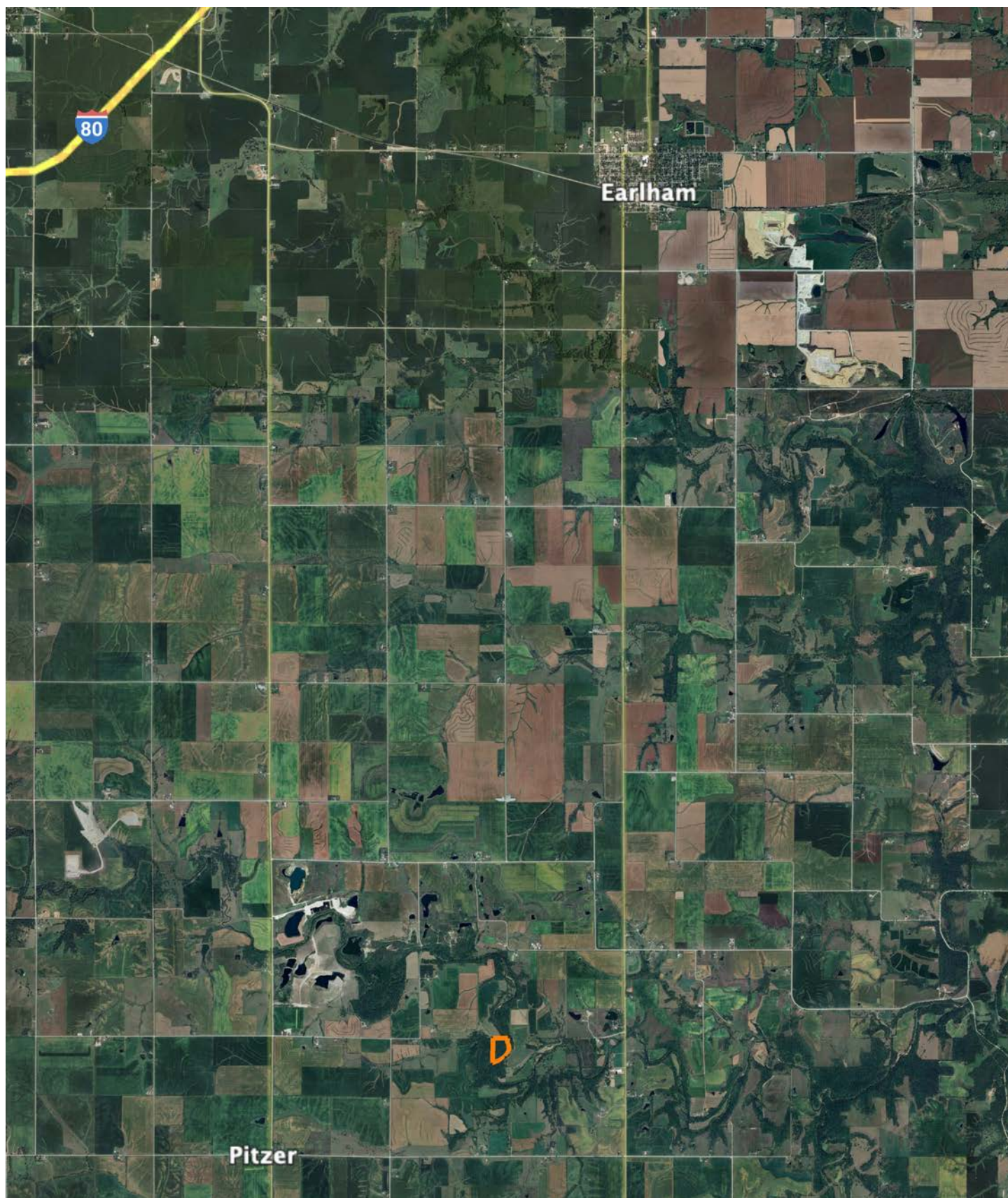
3/18/2025

**14-76N-29W**  
**Madison County**  
**Iowa**

Boundary Center: 41° 23' 11.63, -94° 8' 50.12



# OVERVIEW MAP





# 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

**515.705.4561**

[ACreger@MidwestLandGroup.com](mailto:ACreger@MidwestLandGroup.com)



## MidwestLandGroup.com

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