



MIDWEST LAND GROUP
PRESENTS

ADAIR COUNTY

IOWA

400 ACRES



MIDWEST LAND GROUP IS HONORED TO PRESENT

EXCEPTIONAL 400 +/- ACRE LEGACY FARM IN SOUTH CENTRAL IOWA

Welcome to a truly exceptional and one-of-a-kind property offering the very best of Iowa's scenic countryside. Situated just a few miles west of Winterset, this breathtaking 400 +/- acre farm presents a rare opportunity to own a perfect blend of income-producing land and world-class hunting.

This property features approximately 120 +/- acres of tilled and terraced cropland, currently under a cash rent agreement of \$28,000 for the 2025 crop year. In addition, there are 84 +/- acres of pasture generating \$5,320 annually in rental income. The property also includes 16.14 +/- acres enrolled in the Conservation Reserve Program (CRP), practice CP-25, which provides an additional annual income of \$4,291 through 2035.

This diverse and versatile property features a near-ideal 50/50 mix of productive farmland, pasture, and premium wildlife habitat, making it equally appealing to investors, outdoors enthusiasts, and those seeking a peaceful rural escape. The landscape is defined by gently rolling hills, mature hardwood timber, and direct access to the picturesque Middle River.

Outdoor enthusiasts and serious hunters will appreciate the strategic food plots, excellent access points from the east and southwest, and carefully managed habitats that create a hunting experience second to none. The farm is teeming with wildlife, thanks to miles of timber edges, large hardwood stands, and dense timber fingers

that offer exceptional cover for trophy whitetail deer and other game. A seasonal creek winds through the timber, serving as a natural travel corridor—especially during the rut.

Fishing and aquatic recreation opportunities abound with four ponds scattered throughout the property. Whether you're casting a line, kayaking, or enjoying a quiet day by the water, this land has it all.

The machine shed has been transformed into a cozy 3 bedroom, 1 bath cabin—complete with a full kitchen and comfortable living room, making it the perfect deer camp getaway. An attached garage includes an overhead door, built-in lockers, and a utility room equipped with a washer and dryer for added convenience.

Step outside to enjoy the character and charm of a repurposed grain bin and wire crib, thoughtfully designed as an outdoor entertaining area with a fire pit—ideal for gathering with friends and family.

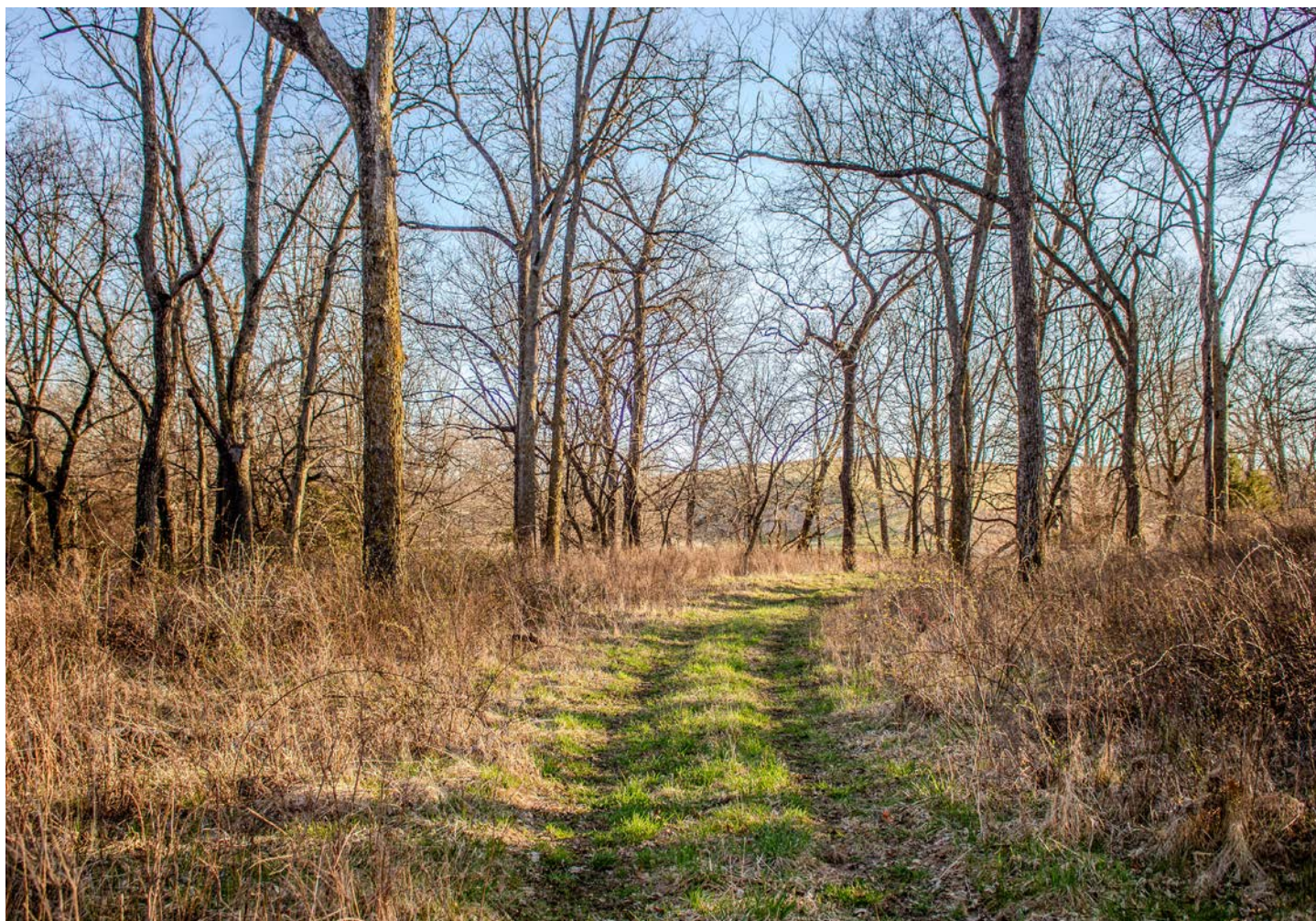
The property also includes a spacious 28'x36' steel building with overhead doors on two sides, perfect for storing farming equipment, ATVs, and all your outdoor toys.

This farm checks every box—whether you're looking for an outdoorsman's paradise, a smart ag investment, or a peaceful rural retreat, this property offers a once-in-a-generation opportunity in the heart of Iowa.

PROPERTY FEATURES

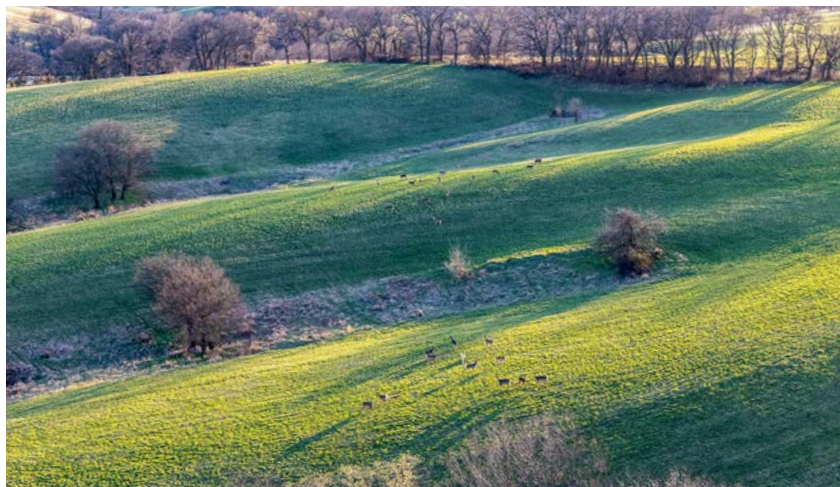
PRICE: **\$2,931,000** | COUNTY: **ADAIR** | STATE: **IOWA** | ACRES: **400**

- 120 +/- tillable acres generating \$28,000 in annual cash rent
- 84 +/- pasture acres rented for \$5,320 annually
- 16.14 +/- acres in CRP (CP-25) paying \$4,291/year through 9/30/2035
- Tiled and terraced cropland
- Four scenic ponds and a seasonal creek winding through the property
- Great access from the east and southwest
- Access to the Middle River along the northern and eastern boundaries
- Loaded with deer and turkey – a hunter's paradise
- Secluded food plots, natural pinch points, long timber fingers, and ideal travel corridors
- Perfect for both gun and bow hunters
- 32'x60' machine shed converted into a rustic 3 bedroom, 1 bath cabin with full kitchen, living area, and attached garage featuring lockers, overhead door, washer and dryer
- 28'x36' steel utility building with dual overhead doors – ideal for equipment or toy storage
- Converted grain bin and wire crib – transformed into an entertainment area complete with a fire pit
- Multiple income streams from tillable, pasture, and CRP ground
- Hunting property with proven success
- Excellent long-term value and recreational potential



HUNTING OPPORTUNITIES

The farm is teeming with wildlife, thanks to miles of timber edges, large hardwood stands, and dense timber fingers that offer exceptional cover for trophy whitetail deer and other game.



SCENIC PONDS



120 +/- TILLABLE ACRES

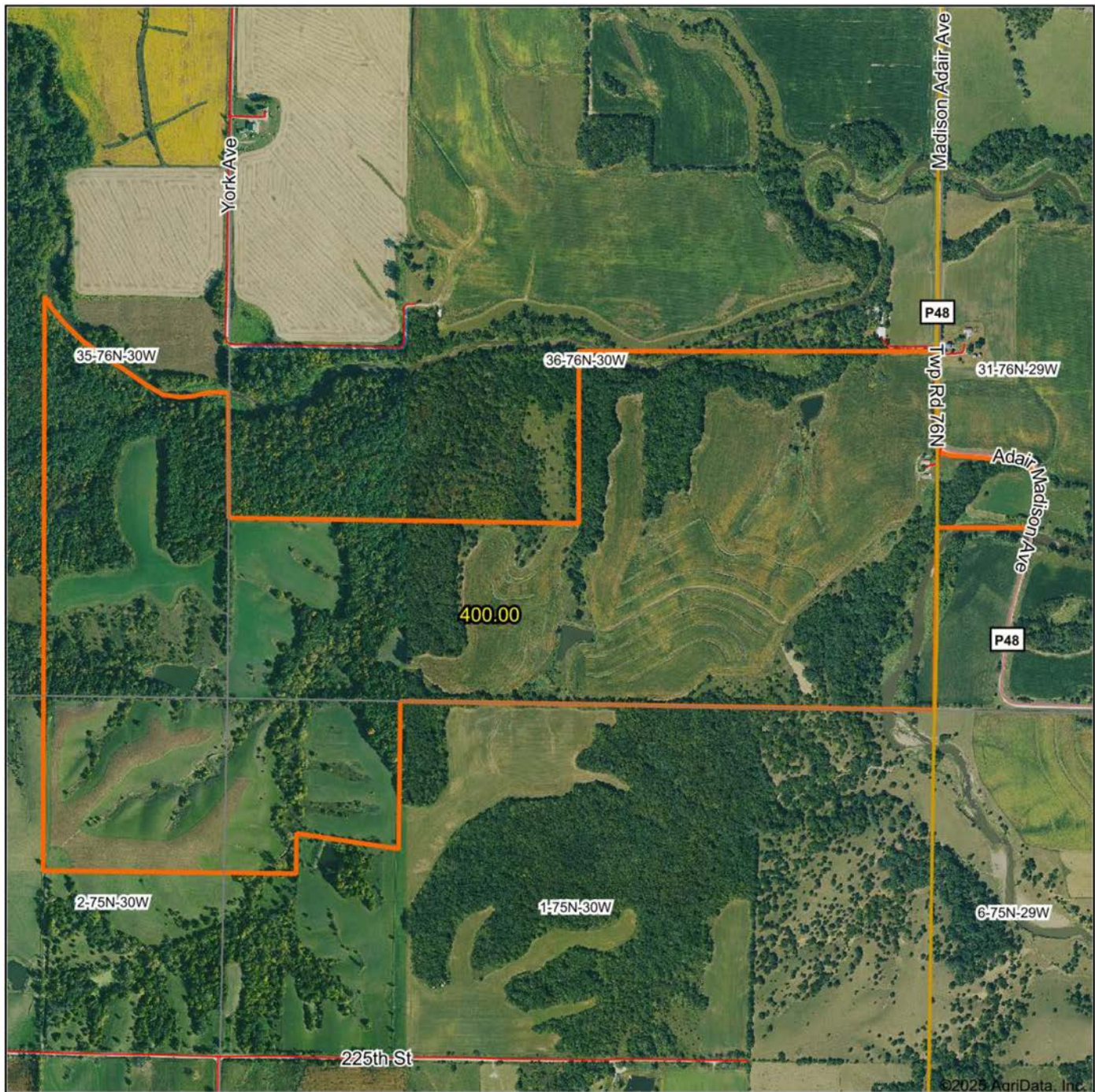


MACHINE SHED CONVERTED TO CABIN

The machine shed has been transformed into a cozy 3 bedroom, 1 bath cabin—complete with a full kitchen and comfortable living room, making it the perfect deer camp getaway. An attached garage includes an overhead door, built-in lockers, and a utility room equipped with a washer and dryer for added convenience.



AERIAL MAP



Maps Provided By:



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Boundary Center: 41° 19' 57.86, -94° 15' 7.78

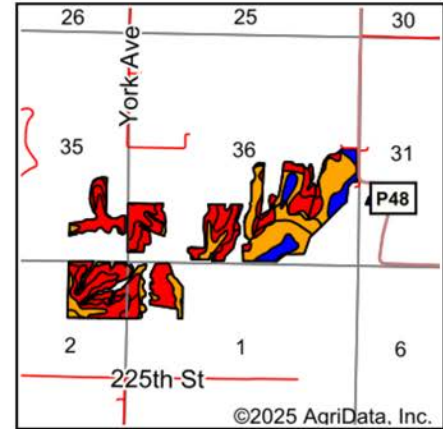
36-76N-30W
Adair County
Iowa

0ft 1152ft 2305ft



4/2/2025

SOILS MAP



State: **Iowa**
 County: **Adair**
 Location: **36-76N-30W**
 Township: **Harrison**
 Acres: **207.9**
 Date: **4/2/2025**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IA001, Soil Area Version: 33
 Area Symbol: IA121, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
80C	Clinton silt loam, 5 to 9 percent slopes	55.73	26.8%		IIle	192.0	55.7	72	67	79	79	70
80D2	Clinton silt loam, 9 to 14 percent slopes, eroded	37.39	18.0%		IIle	158.4	45.9	46	52	71	71	57
993E2	Gara-Armstrong loams, 14 to 18 percent slopes, moderately eroded	23.67	11.4%		VIle	91.2	26.4	26	10	67	67	48
993F2	Gara-Armstrong loams, 18 to 25 percent slopes, moderately eroded	21.91	10.5%		VIIle	88.0	25.5	15	5	59	59	40
76B	Ladoga silt loam, 2 to 5 percent slopes	14.16	6.8%		IIe	212.8	61.7	86	87	83	83	77
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	13.39	6.4%		IIle	163.2	47.3	49	57	74	74	61
80E2	Clinton silt loam, 14 to 18 percent slopes, eroded	12.56	6.0%		IVe	134.4	39.0	35	45	70	70	55
76C	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes	8.64	4.2%		IIle	196.8	57.1	80	72	81	81	74
11B	Colo, occasionally flooded-Ely silty clay loams, dissected till plain, 2 to 5 percent slopes	5.34	2.6%		IIw	204.8	59.4	80	69	87	86	81

SOILS MAP CONTINUED

11B	Colo, occasionally flooded-Ely silty clay loams, dissected till plain, 2 to 5 percent slopes	5.34	2.6%		Ilw	204.8	59.4	80	69	87	86	81
1820	Dockery-Quiver silt loams, 0 to 2 percent slopes, occasionally flooded	3.92	1.9%		Ilw			87		93	85	92
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, eroded	3.78	1.8%		IVe	100.8	29.2	10	15	59	59	42
179F2	Gara loam, dissected till plain, 18 to 25 percent slopes, eroded	2.37	1.1%		Vlle	115.2	33.4	16	14	55	55	36
175C2	Dickinson fine sandy loam, 5 to 9 percent slopes, moderately eroded	1.99	1.0%		Ille	80.0	23.2	44	25	62	62	35
876B	Ladoga silt loam, terrace on dissected till plain, 2 to 5 percent slopes	1.78	0.9%		Ile	212.8	61.7	86	87	83	83	77
76C2	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes, eroded	0.84	0.4%		Ille	192.0	55.7	75	67	77	77	65
412G	Sogn soils, 25 to 40 percent slopes	0.43	0.2%		Vlls	88.0	25.5	7	5	12	12	6
Weighted Average					3.77	152.9	44.3	52.1	*-	*n 73.1	*n 73	*n 60.5

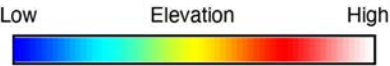
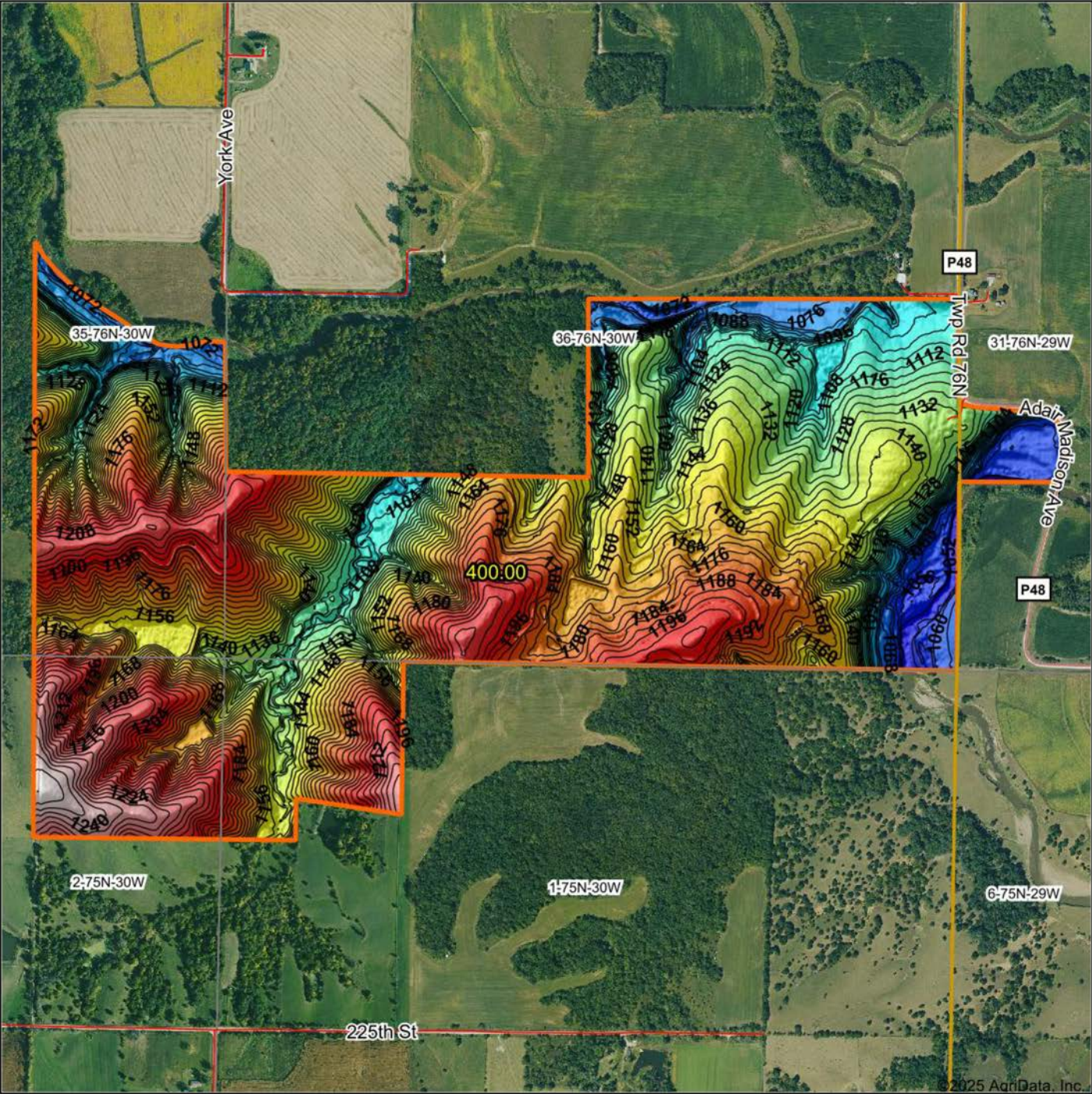
**IA has updated the CSR values for each county to CSR2.

*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

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

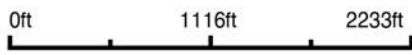
*c: Using Capabilities Class Dominant Condition Aggregation Method

TOPOGRAPHY MAP



Maps Provided By:
surety
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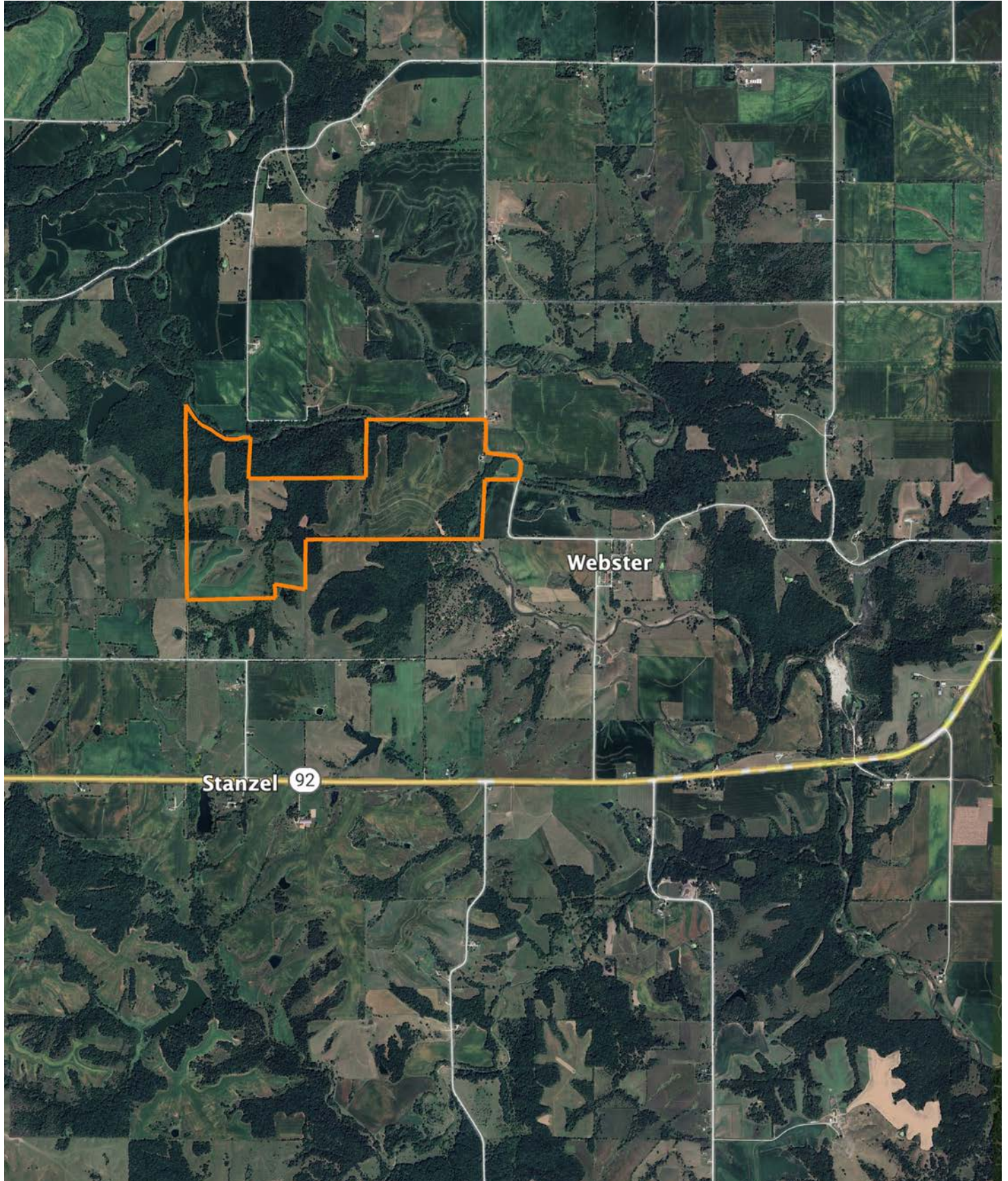
Source: USGS 3 meter dem
Interval(ft): 4
Min: 1,050.1
Max: 1,252.3
Range: 202.2
Average: 1,151.5
Standard Deviation: 42.03 ft



36-76N-30W
Adair County
Iowa

Boundary Center: 41° 19' 57.86, -94° 15' 7.78

OVERVIEW MAP



AGENT CONTACT

Sean is a licensed real estate broker with Midwest Land Group, specializing in helping individuals and families achieve their dream of land ownership. With a passion for assisting others in realizing their goals, Sean takes great pride in his ability to guide clients through the intricate process of real estate transactions.

Beyond his professional endeavors, Sean finds solace and fulfillment in the great outdoors. As an avid bowhunter and passionate fisherman, he relishes every opportunity to immerse himself in nature's beauty. This love for outdoor activities not only fuels his personal interests but also enhances his understanding of properties and their potential for recreational enjoyment.

Sean's dedication extends beyond his work and hobbies to his role as a devoted father. With three beautiful children, he finds immense joy in supporting and cheering them on in their sports and extracurricular activities. Through this experience, Sean has developed a deep understanding of the importance of balance, teamwork, and perseverance.

Prior to his successful career in real estate, Sean honed his leadership and relationship-building skills while managing a Fortune 500 company. This invaluable experience has equipped him with a unique perspective and a keen ability to connect with people from all walks of life. Sean's unwavering commitment to his clients, combined with his strong work ethic, ensures that he consistently goes above and beyond to meet their needs.

With a genuine passion for helping others and a tireless dedication to his craft, Sean embodies the qualities of a trustworthy and hardworking real estate broker. Whether you are a first-time buyer or an experienced investor, Sean is ready to guide you through every step of the real estate journey, providing you with exceptional service and expertise that you can rely on.



SEAN STEWART,
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