

MIDWEST LAND GROUP PRESENTS

50 ACRES IN

MADISON COUNTY IOWA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

INCOME PRODUCING BUILD SITE WITH MADISON COUNTY VIEWS

This versatile 50 +/- acre property, located in the scenic Madison County, offers a unique opportunity for agricultural, recreational, or residential use. With 34 +/- acres currently planted in high-quality alfalfa and generating rental income of \$300 per acre, this parcel offers solid financial returns with the potential to continue leasing for the 2026 season.

The property is well-suited for livestock with good perimeter fencing and additional interior fencing, offering flexibility for a variety of uses. There are currently 4 +/- acres of fenced area with a small pond to provide water for animals. A metal 30'x60' loafing/storage shed provides ample space for animal shelter or equipment storage. A food plot on the northern portion of the property enhances the land's hunting appeal, and don't let the aeriels fool you, this area has a rich deer hunting history.

Rural water is available at the road, with power located nearby, offering multiple potential building sites for your dream home or future farming operations. An established entrance on the southwest corner allows easy access to the property.

Located less than two miles east of Highway 169, 10 miles south of Winterset and 5 miles north of Lorimor, this tract offers a peaceful rural setting while still being within easy reach of local amenities.

Whether you're looking to expand your agricultural holdings or build your dream home in the country, you can't pass up the chance to view this prime Madison County land!



PROPERTY FEATURES

PRICE: **\$392,500** | COUNTY: **MADISON** | STATE: **IOWA** | ACRES: **50**

- 50 +/- acres in Madison County
- 34 +/- acres in alfalfa currently rented at \$300 per acre
- Open for 2026 season
- Good perimeter fencing with additional interior fencing
- 4 +/- acres fenced for livestock
- Small pond for livestock
- 30'x60' metal loafing/storage shed
- Established food plot and rich hunting history
- Water at the road with power close by
- Multiple building sites
- Less than two miles east of Highway 169
- 10 miles south of Winterset
- 5 miles north of Lorimor



34 +/- ACRES CURRENTLY RENTED

With 34 +/- acres currently planted in high-quality alfalfa and generating rental income of \$300 per acre, this parcel offers solid financial returns with the potential to continue leasing for the 2026 season.



ROAD FRONTAGE

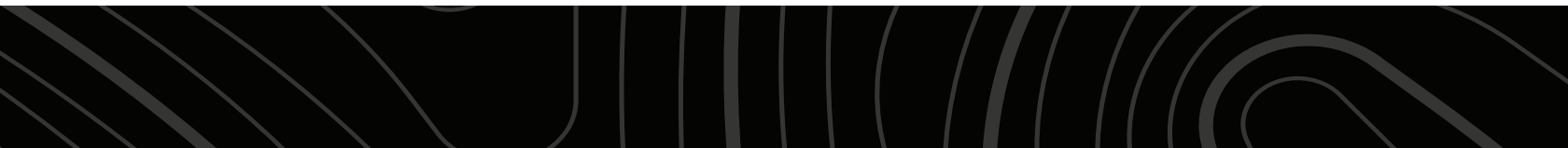


GOOD FENCING



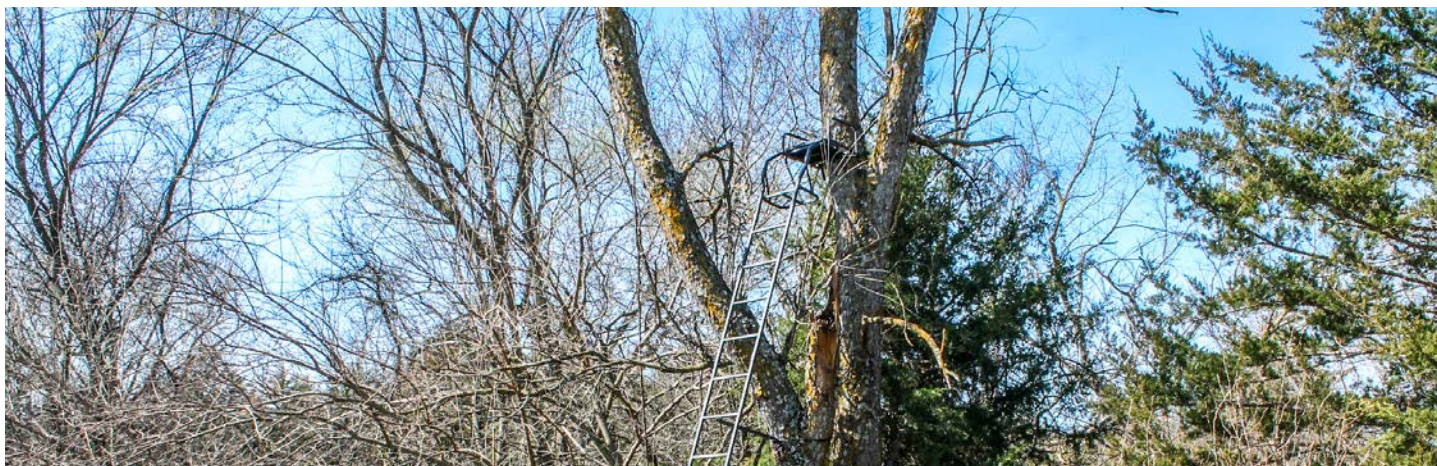
30'X60' METAL LOAFING/STORAGE SHED

A metal 30'x60' loafing/storage shed provides ample space for animal shelter or equipment storage.



RICH HUNTING HISTORY

A food plot on the northern portion of the property enhances the land's hunting appeal, and don't let the aerials fool you, this area has a rich deer hunting history.



AERIAL MAP



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Boundary Center: $41^{\circ} 11' 14.55$, $-94^{\circ} 1' 48.17$

0ft 303ft 605ft



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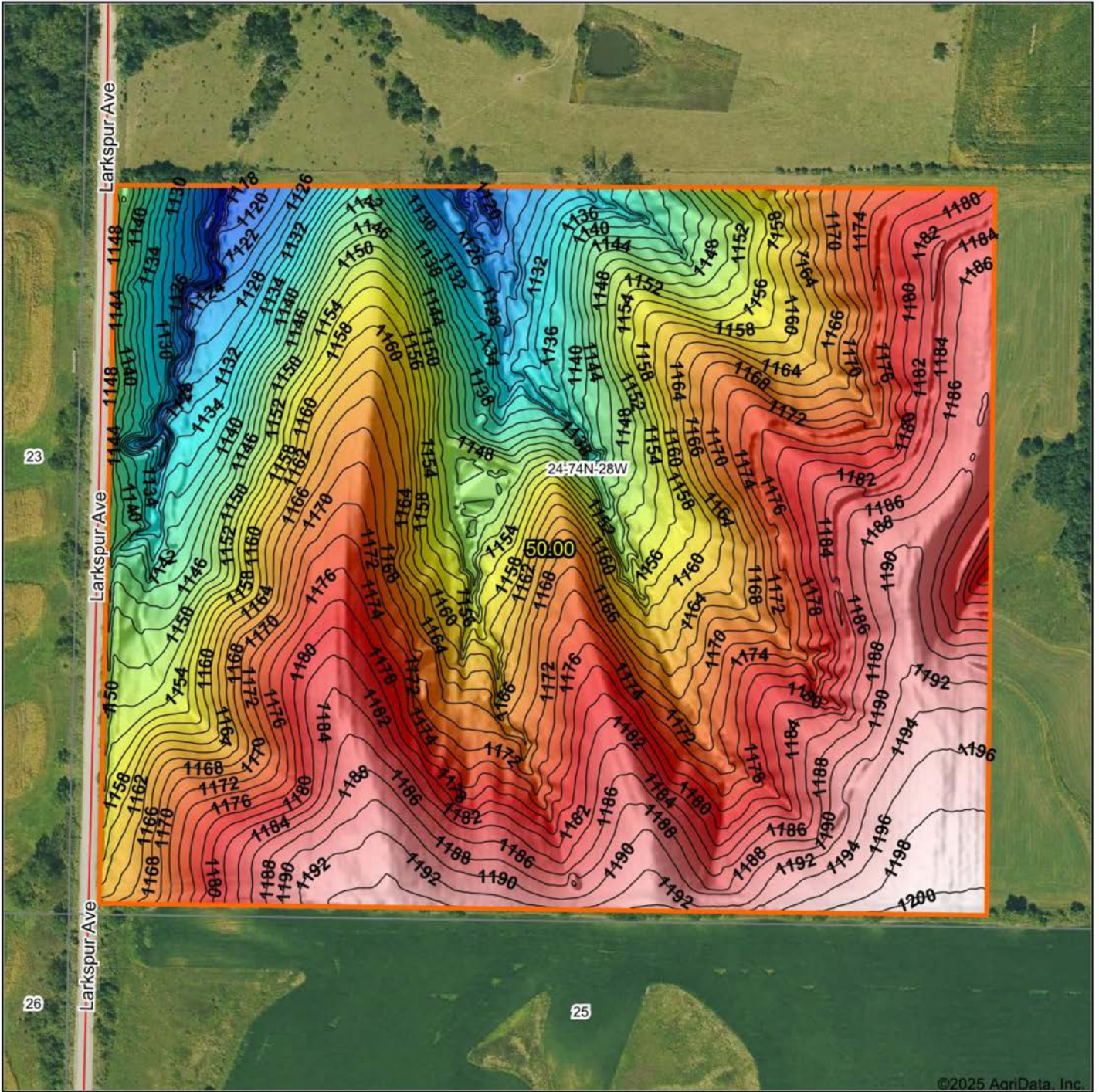
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24-74N-28W
Madison County
Iowa



4/1/2025

HILLSHADE MAP



Source: USGS 1 meter dem
 Interval(ft): 2
 Min: 1,111.6
 Max: 1,201.5
 Range: 89.9
 Average: 1,166.0
 Standard Deviation: 19.88 ft



24-74N-28W
 Madison County
 Iowa

Boundary Center: 41° 11' 14.55, -94° 1' 48.17



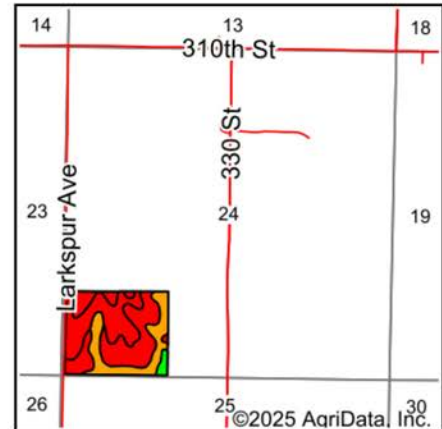
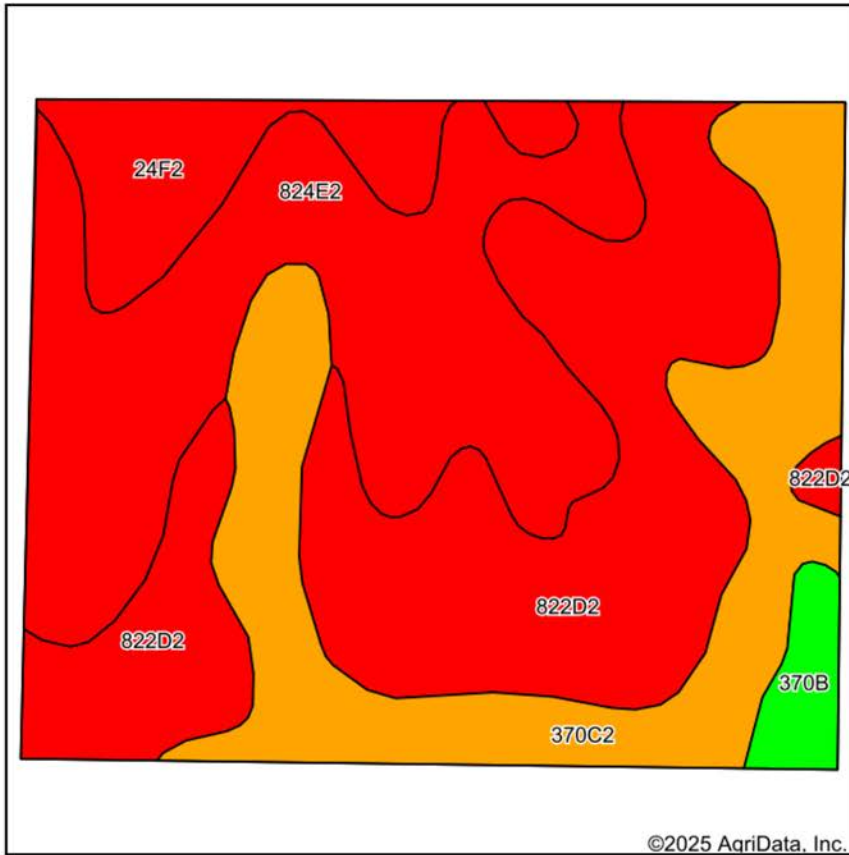
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SOILS MAP



State: **Iowa**
 County: **Madison**
 Location: **24-74N-28W**
 Township: **Monroe**
 Acres: **50**
 Date: **4/1/2025**



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 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA121, Soil Area Version: 28

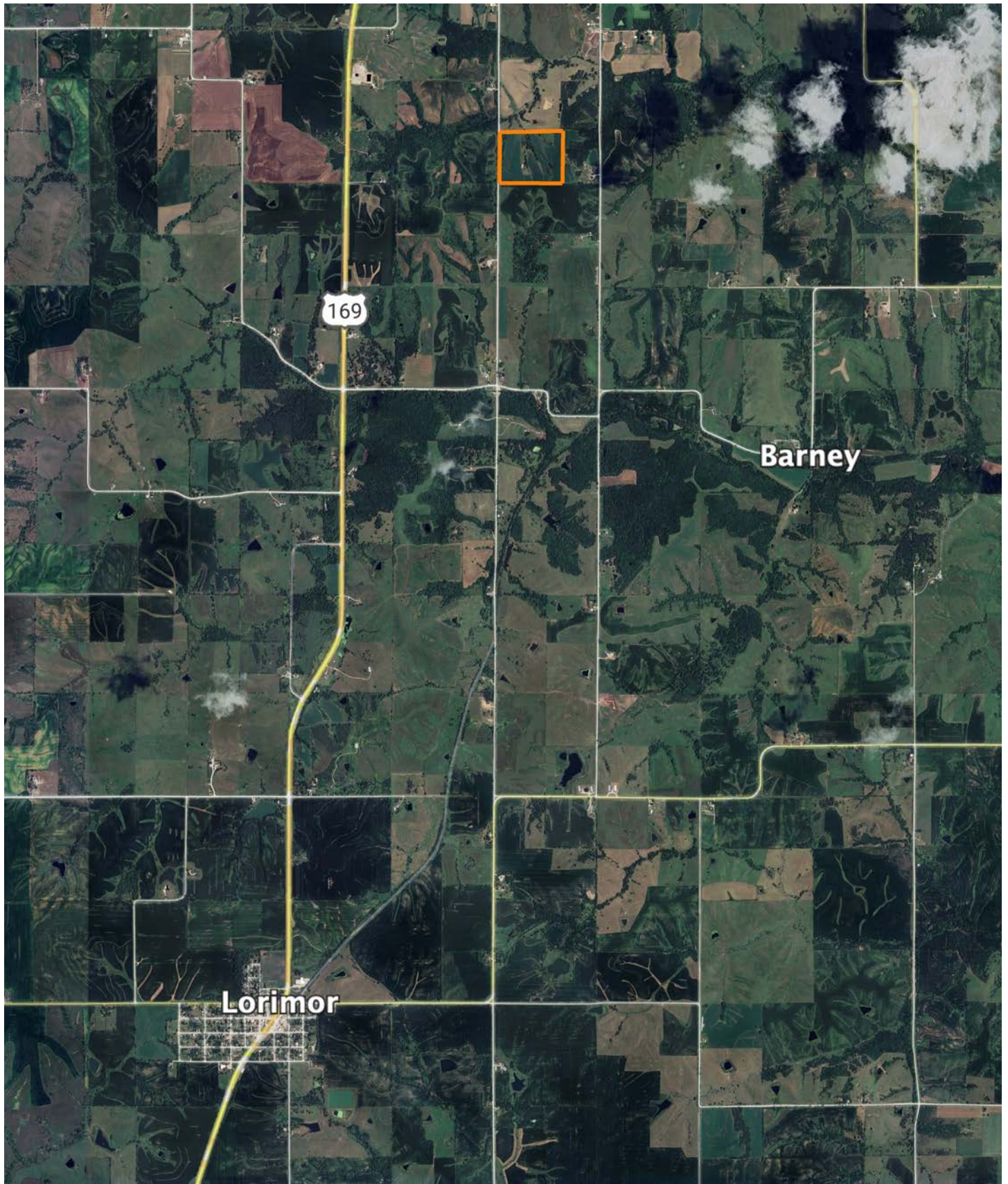
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	
822D2	Lamoni clay loam, 9 to 14 percent slopes, eroded	17.85	35.8%		IVe	7	57	57	40	
824E2	Shelby-Lamoni complex, 14 to 18 percent slopes, eroded	15.07	30.1%		IVe	26	59	59	42	
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	11.77	23.5%		IIIe	80	82	82	66	
24F2	Shelby clay loam, dissected till plain, 18 to 25 percent slopes, eroded	4.09	8.2%		VIe	20	54	54	36	
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	1.22	2.4%		IIe	91	92	92	79	
Weighted Average						3.88	33	*n 64.1	*n 64.1	*n 47.3

**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

OVERVIEW MAP



AGENT CONTACT

Aaron Creger is a proud lowan 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 lowans find the perfect piece of land to call their own.



AARON CREGER,

LAND AGENT

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