

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

---

# MADISON COUNTY IOWA



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



MIDWEST LAND GROUP IS HONORED TO PRESENT

# BEAUTIFUL WALKOUT RANCH ON 40 +/- SCENIC ACRES IN MADISON COUNTY, IOWA

---

Welcome to your dream country retreat! Nestled in the rolling hills of Madison County, this stunning walkout ranch on 40 +/- picturesque acres offers peaceful rural living, rolling hills, abundant wildlife, and breathtaking views in every direction. The home was built in 1978 and has been well-maintained with numerous updates and plenty of charm. The main floor features 1,104 square feet with 3 bedrooms and 1 full bath. A partially finished walkout on the lower level features a cozy living area with a wood-burning stove. The lower level also includes a 2nd full bath and a non-conforming 4th bedroom, perfect for guests or a home office.

The 40 +/- acres of mixed-use land consists of mature

timber, productive hay/agriculture ground, and a 1/2 acre stocked pond. Enjoy regular sightings of deer, turkey, and quail. A scenic ridge leads to a peaceful hilltop spot, ideal for morning coffee or sunset views. The 36' x 50' Morton building with a concrete floor and electricity is ideal for a workshop, storage, or livestock needs. There is also a 24' x 36' open-air shed with an attached corral that could be used for horses, cattle, goats, or additional storage needs. This property offers endless possibilities: hobby farm, equestrian estate, recreational retreat, or a quiet escape from city life. Don't miss the chance to own a countryside paradise in Madison County!





# PROPERTY FEATURES

PRICE: **\$795,000** | COUNTY: **MADISON** | STATE: **IOWA** | ACRES: **40**

---

- 40 gross acres, 38 net acres
- 5 miles from Bevington
- 10 miles from Winterset
- 21 miles from West Des Moines
- 1,104 square foot ranch with 3 bedrooms and 2 baths
- Walkout lower level with 440 square feet finished and 4th non-conforming bedroom
- 36'x50' Morton building
- 24'x36' open-air shed with corral
- Winterset School District
- 1/2 + acre stocked pond
- Taxes \$2,724 annually
- Shown by appointment

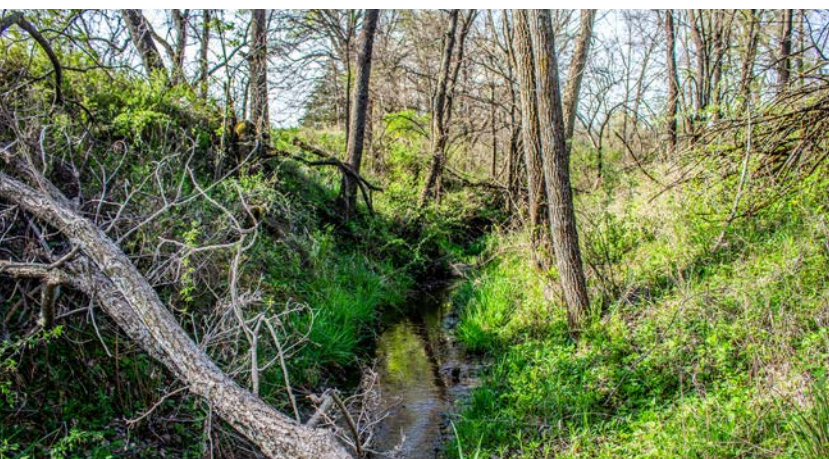




# 40 GROSS ACRES

---

Nestled in the rolling hills of Madison County, this stunning walkout ranch on 40 +/- picturesque acres offers peaceful rural living, rolling hills, abundant wildlife, and breathtaking views in every direction.





# 1,104 SQUARE FOOT RANCH HOME

Welcome to your dream country retreat! The home was built in 1978 and has been well-maintained with numerous updates and plenty of charm.





## 3 BEDROOM AND 2 BATH

---



## WALKOUT LOWER LEVEL

---





# 36'X50' MORTON BUILDING

The 36' x 50' Morton building with a concrete floor and electricity is ideal for a workshop, storage, or livestock needs.





## 1/2 +/- ACRE STOCKED POND

---



## 24'X36' OPEN-AIR SHED WITH CORRAL

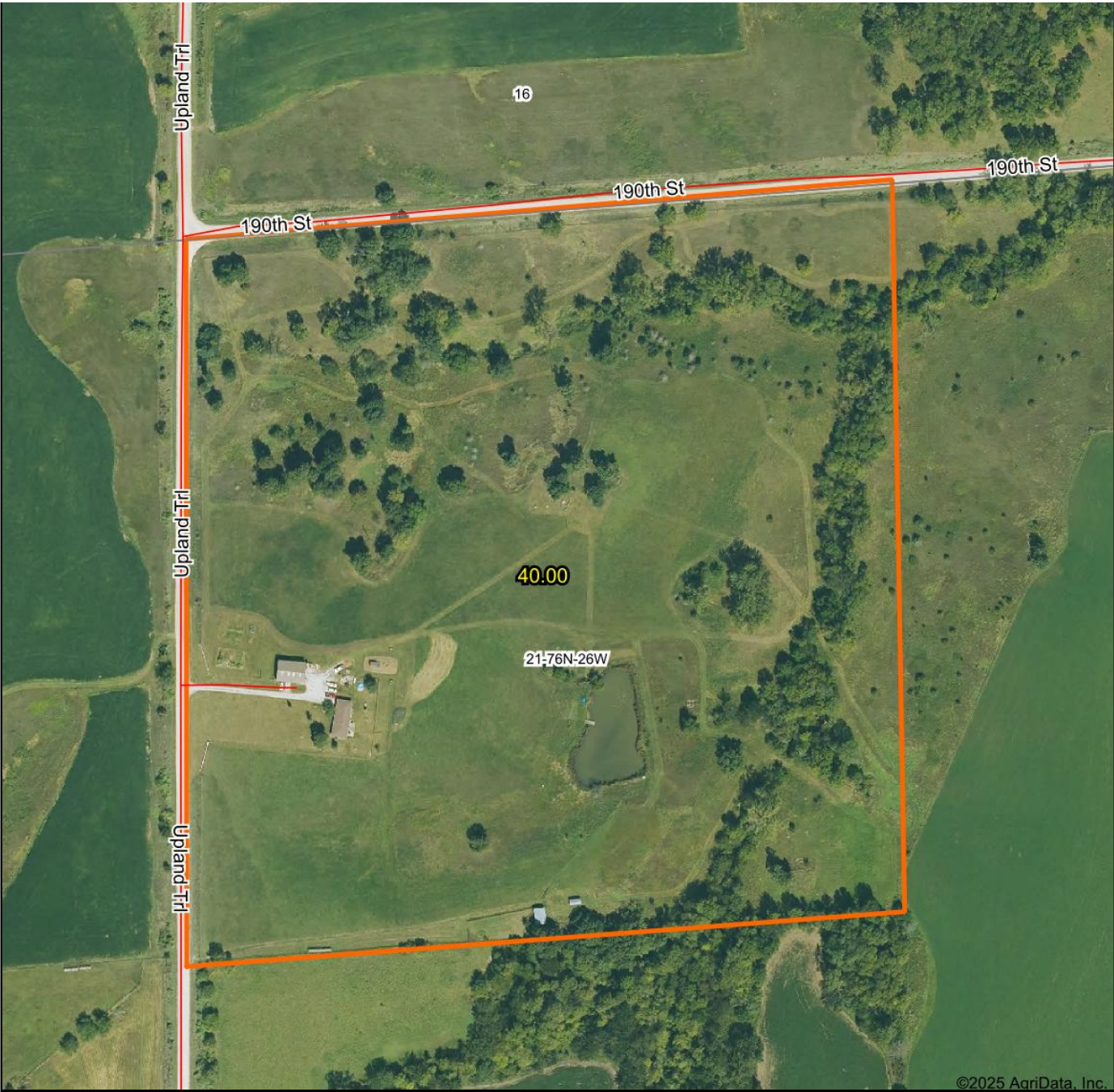
---

An open-air shed with an attached corral that could be used for horses, cattle, goats, or additional storage needs.





# AERIAL MAP



Maps Provided By:



© AgriData, Inc. 2023      www.AgriDataInc.com

Boundary Center: 41° 22' 26.94, -93° 51' 31.91

**21-76N-26W**  
**Madison County**  
**Iowa**

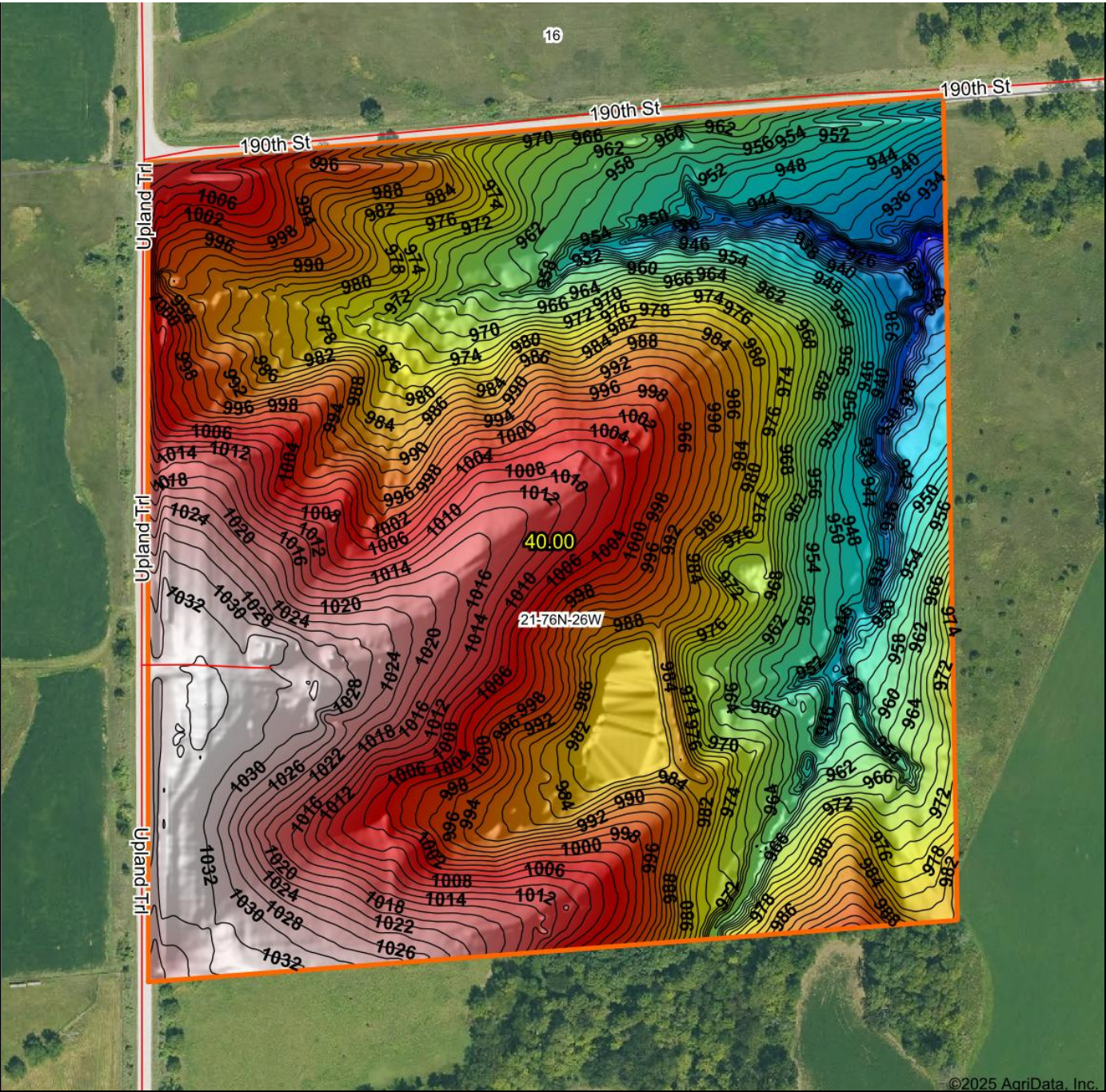
0ft      291ft      582ft



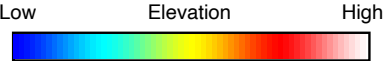
3/27/2025



# HILLSHADE MAP



©2025 AgriData, Inc.



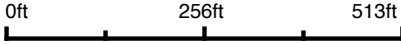
Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com

Source: USGS 1 meter dem  
Interval(ft): 2  
Min: 917.4  
Max: 1,034.4  
Range: 117.0  
Average: 987.6  
Standard Deviation: 27.33 ft



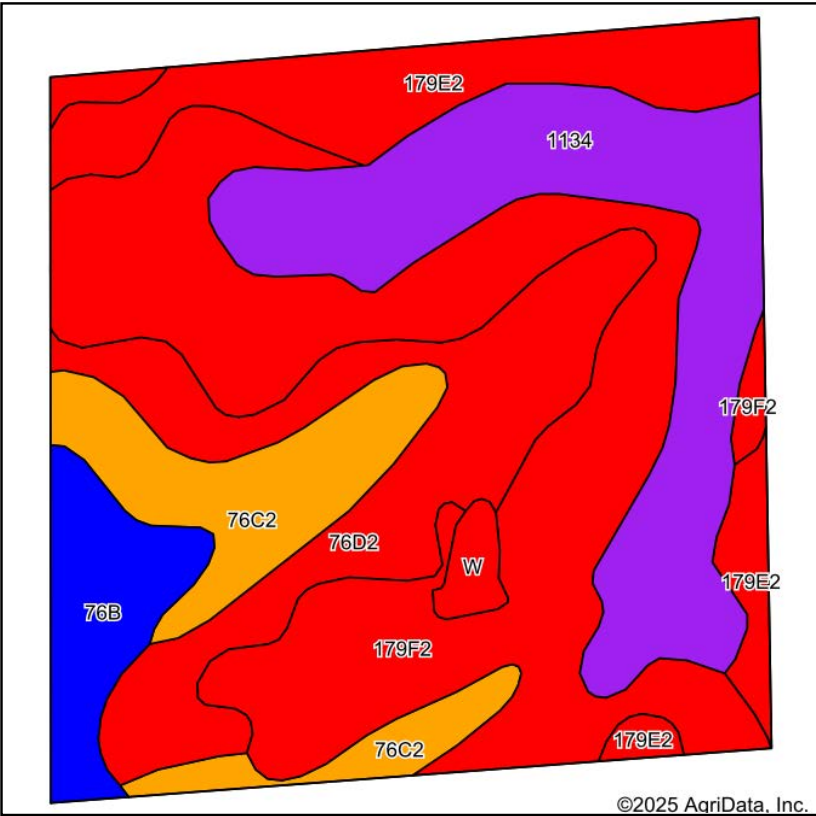
3/27/2025

21-76N-26W  
Madison County  
Iowa

Boundary Center: 41° 22' 26.94, -93° 51' 31.91

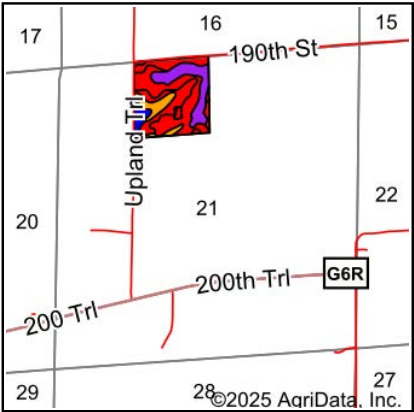


# SOIL MAP



Soils data provided by USDA and NRCS.

©2025 AgriData, Inc.



State: **Iowa**  
County: **Madison**  
Location: **21-76N-26W**  
Township: **Crawford**  
Acres: **40**  
Date: **3/27/2025**



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2023 [www.AgriDataInc.com](http://www.AgriDataInc.com)



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**	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
179F2	Gara loam, dissected till plain, 18 to 25 percent slopes, eroded	13.55	33.9%		Vlle			16	55	55	36
1134	Colo, frequently flooded-Ely silty clay loams, gullied, 2 to 5 percent slopes	8.05	20.1%		Ile			59	45	7	45
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	6.56	16.4%		Ille			49	74	74	61
179E2	Gara loam, dissected till plain, 14 to 18 percent slopes, eroded	4.83	12.1%		Vle			32	70	70	49
76C2	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes, eroded	4.25	10.6%		Ille			75	77	77	65
76B	Ladoga silt loam, 2 to 5 percent slopes	2.32	5.8%		Ile			86	83	83	77
W	Water	0.44	1.1%			0.0	0.0	0			
Weighted Average					*-	*-	*-	42.2	*n 61.3	*n 53.6	*n 48.5

\*\*IA has updated the CSR values for each county to CSR2.  
\*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  
\*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.



# 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,**  
ASSOCIATE BROKER  
**515.259.3541**  
[SeanStewart@MidwestLandGroup.com](mailto:SeanStewart@MidwestLandGroup.com)



## MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.