

MIDWEST LAND GROUP PRESENTS

19.86 ACRES IN

MADISON COUNTY IOWA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

19.86 +/- ACRE MADISON COUNTY COMBO FARM TO BUILD AND PLAY

Discover your ideal rural escape with this beautiful 19.86 deeded acre property located just 12 miles from Winterset and only 38 miles from the Des Moines metro. This versatile parcel offers the perfect blend of recreation, farming, and future building opportunities with no HOA restrictions or covenants to limit your vision.

The land features multiple prime build-site locations, already supported by on-site rural water and electric, along with an established driveway entrance. Whether you're planning a homestead, a hunting retreat, or a private getaway, the groundwork is in place.

Enjoy the mowed trail system that winds through a mix of walnut and other hardwoods, providing full access

across the property. Outdoor enthusiasts and hunters will appreciate the abundant deer and wildlife, a dedicated 1 acre food plot (planted in beans), and multiple hunting blinds that remain with the property.

For the gardener or hobby farmer, a productive 60'x40' garden area awaits. Additionally, 6+ acres of tillable ground are currently being farmed with a strong CSR2 rating of 74.5, offering agricultural income or expansion potential. This is your chance to own a peaceful, productive, and private piece of Iowa countryside, ready for your vision and lifestyle. The homestead across the road is also available if you are looking for an additional 3.35 acres and living quarters for you and your animals.

PROPERTY FEATURES

PRICE: **\$229,000** | COUNTY: **MADISON** | STATE: **IOWA** | ACRES: **19.86**

- 19.86 deeded acres
- Rural water and electric on-site
- Multiple build-site locations
- No HOAs or covenants
- Established driveway entrance
- Beautiful and productive 60'x40' garden area
- 6+ acres currently being farmed with CSR2 rating of 74.5
- Approximately 1 acre in food plot (beans)
- Mowed trail system to access entire property
- Mix of walnut and other hardwoods on the property
- Abundant deer and other wildlife
- Multiple hunting blinds remain with the property
- 3.35 acre homestead across the road is also available
- Located 12 miles from Winterset and 38 miles from the Des Moines metro

6+ ACRES OF TILLABLE GROUND



ESTABLISHED DRIVEWAY ENTRANCE



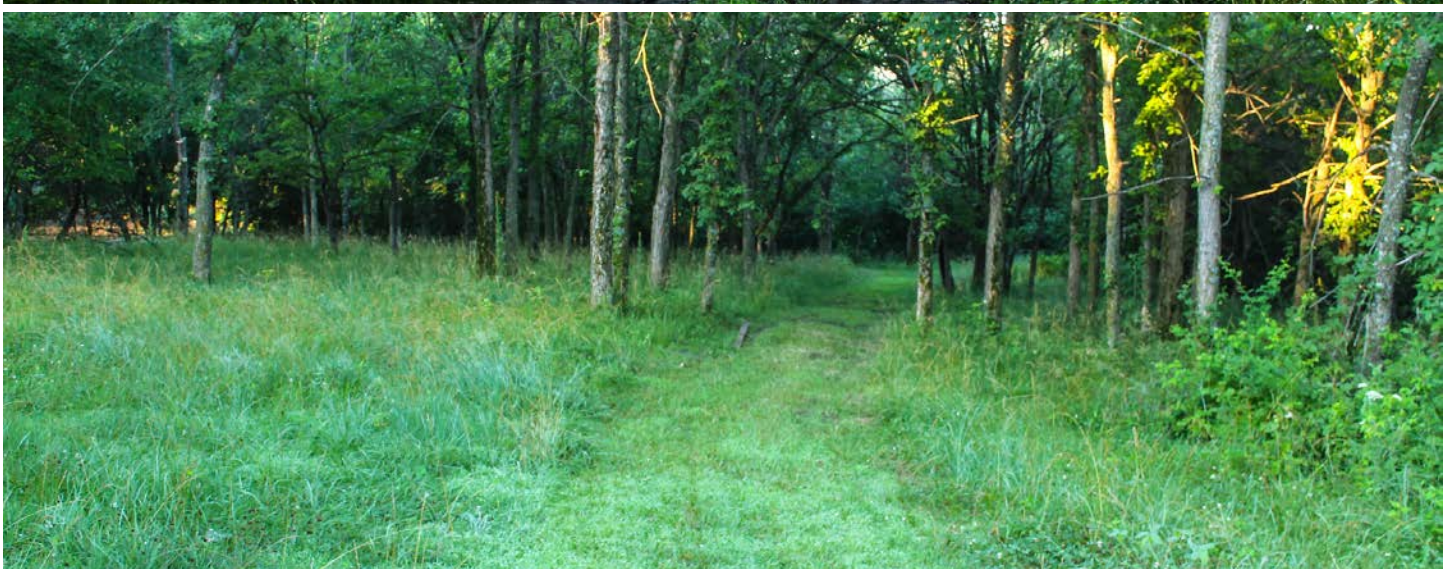
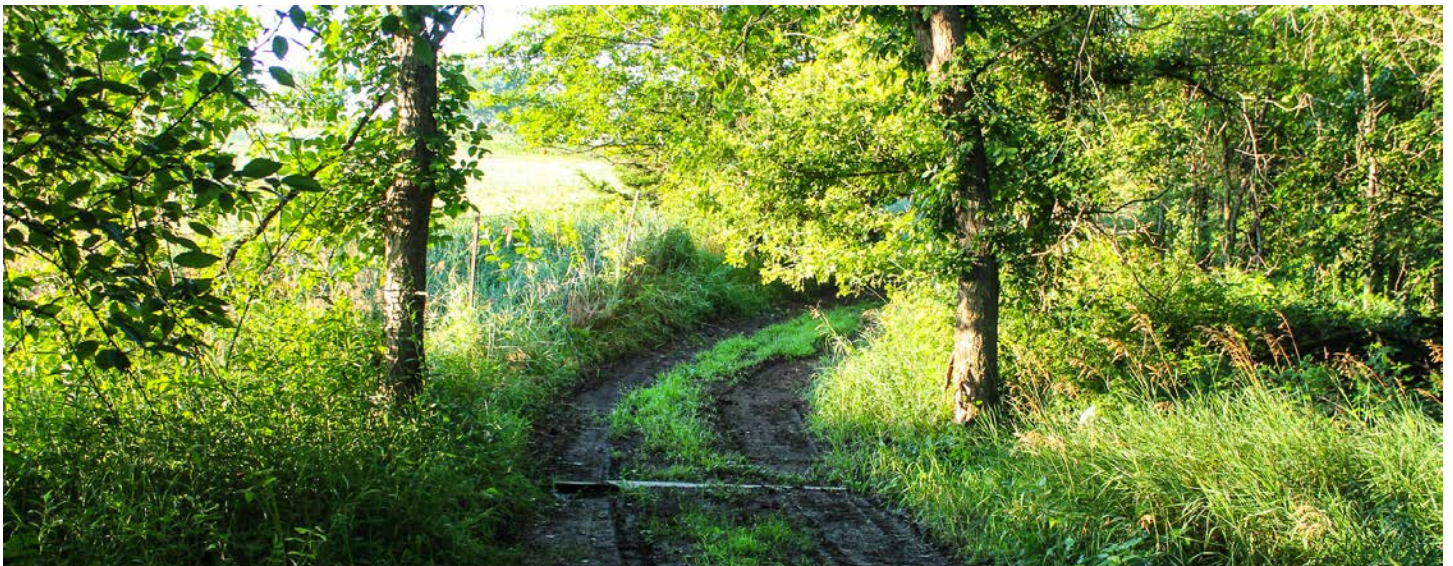
MULTIPLE BUILD-SITE LOCATIONS



PRODUCTIVE 60'X40' GARDEN AREA



MOWED TRAIL SYSTEM



HUNTING OPPORTUNITIES



AERIAL MAP



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Maps Provided By:



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Boundary Center: 41° 10' 35.16, -93° 59' 43.15

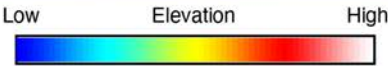
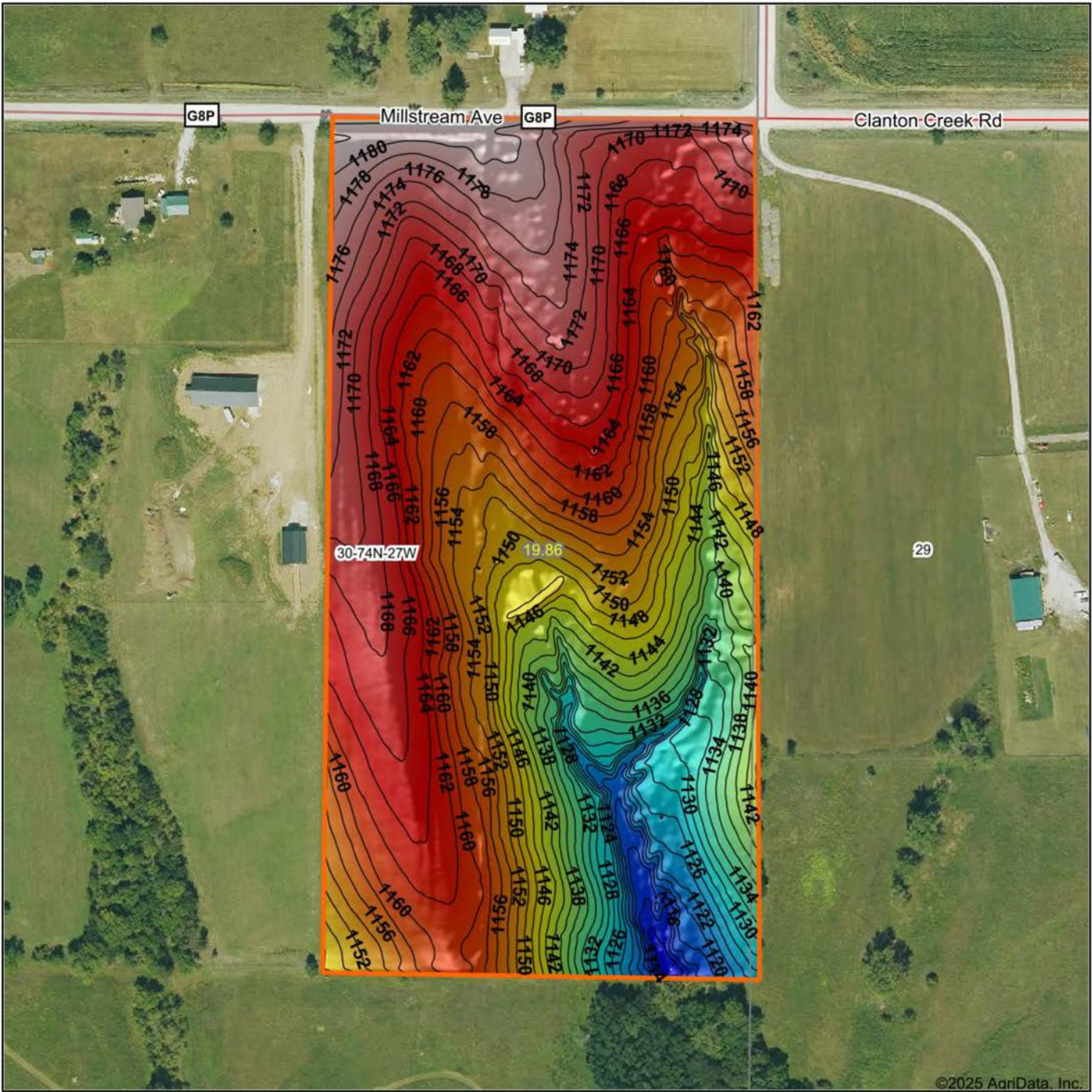
30-74N-27W
Madison County
Iowa

0ft 234ft 468ft



7/9/2025

HILLSHADE MAP



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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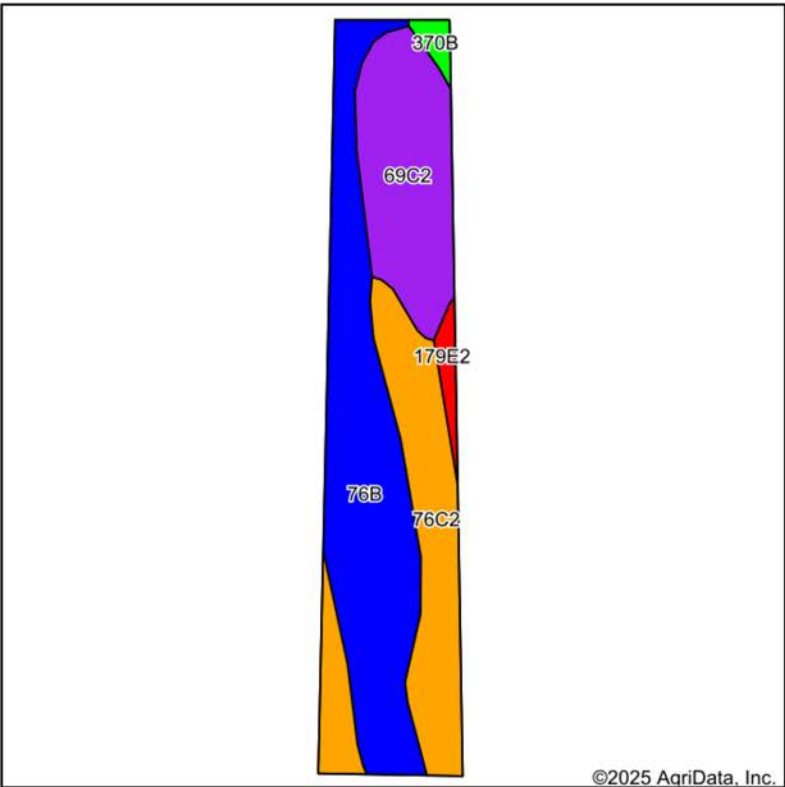
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Max: 1,182.5
Range: 71.8
Average: 1,155.6
Standard Deviation: 15.49 ft



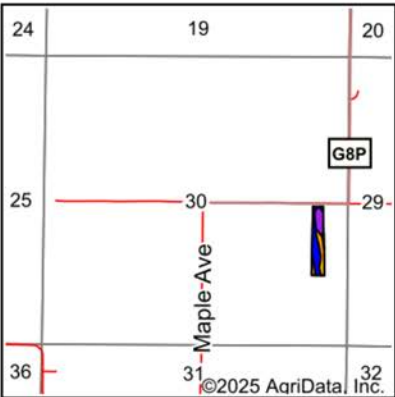
30-74N-27W
Madison County
Iowa

Boundary Center: 41° 10' 35.16, -93° 59' 43.15

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Madison**
Location: **30-74N-27W**
Township: **Walnut**
Acres: **6.12**
Date: **7/9/2025**



Maps Provided By:



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
76B	Ladoga silt loam, 2 to 5 percent slopes	2.65	43.3%		Ile	86	83	83	77
76C2	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes, eroded	1.76	28.8%		IIle	75	77	77	65
69C2	Clearfield silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	1.49	24.3%		IIIw	56	66	66	59
179E2	Gara loam, dissected till plain, 14 to 18 percent slopes, eroded	0.13	2.1%		VIle	32	70	70	49
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	0.09	1.5%		Ile	91	92	92	79
Weighted Average					2.62	74.5	*n 77	*n 77	*n 68.6

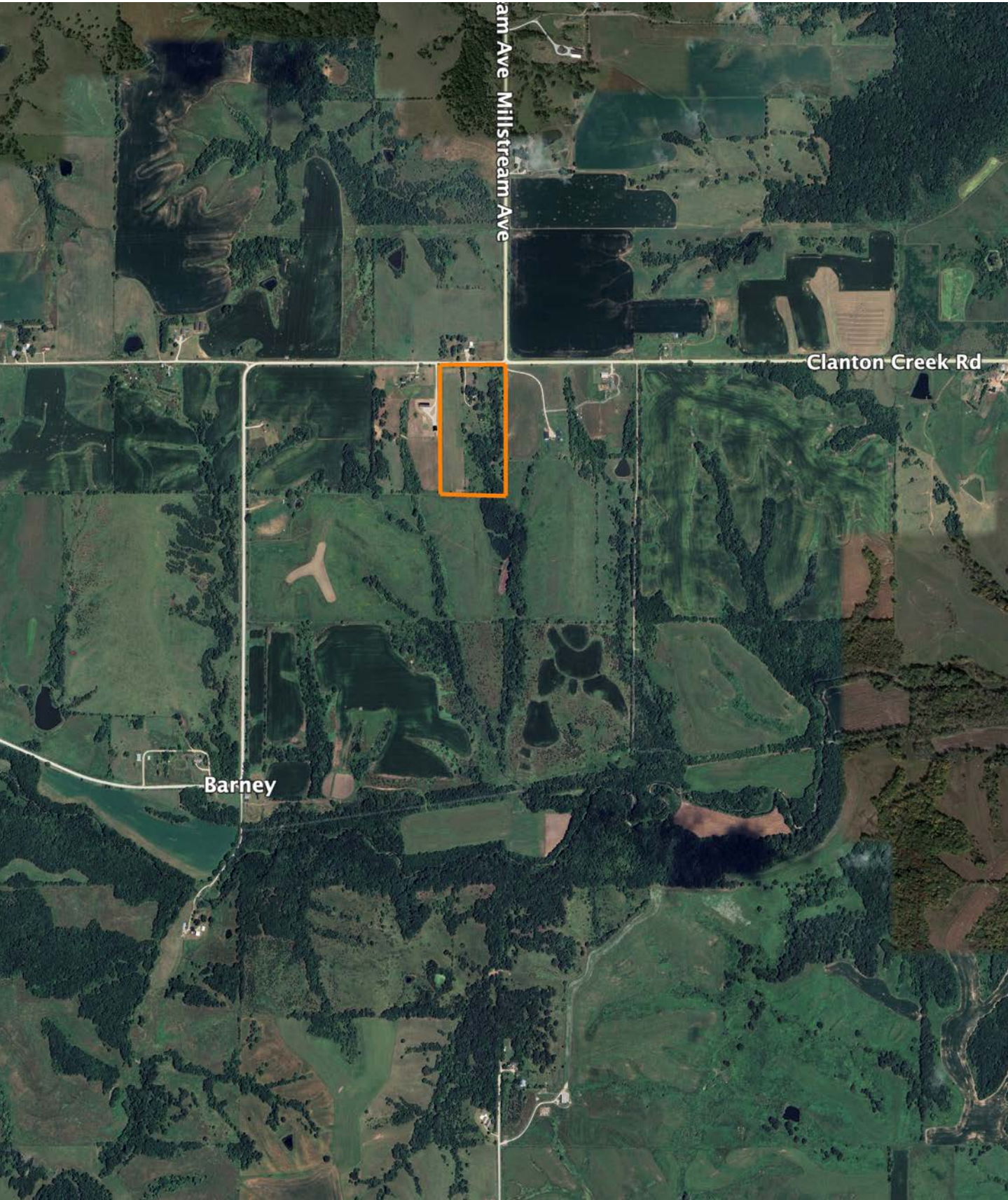
**IA has updated the CSR values for each county to CSR2.

*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



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

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MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC, 7111 W. 151st Street, Ste. 27, Overland Park, KS 66223, 913.674.8010. Licensed in AL, AR, IL, IN, IA, KS, KY, LA, MN, MS, MO, MT, NE, OH, OK, SD, TN, TX, WI, and WY.