

MIDWEST LAND GROUP PRESENTS



MADISON COUNTY, IA

30 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL SECLUDED HOME AND HOBBY FARM ON 30 ACRES IN MADISON COUNTY

Tucked into scenic Madison County, just 12 miles from Winterset and only 37 miles from the Des Moines metro, this beautiful 30-acre property offers the perfect opportunity for someone looking to escape city life or expand their current lifestyle. The spacious home boasts over 3,400 square feet of finished living space, with a total of 5,352 square feet including a walkout basement. With 5 bedrooms and 2 bathrooms, the home was expanded with a new addition in 2023 and features a charming two-sided covered porch ideal for relaxing and entertaining.

The property is serviced by SIRWA rural water and includes a new septic system installed in 2022. The 24'x78' garage/shop/barn combo provides excellent workspace and storage located next to the house, and the 25'x40' storage shed adds additional space for equipment or supplies.

The land itself is a diverse mix of fenced pasture, tillable acres, cedars, and mature timber. Approximately 4 acres are currently fenced for livestock, with 8+ acres in productive alfalfa. Two large gardens, multiple fruit trees, and grape vines spread around the property. Heavy timber surrounds a well-maintained trail system, creating an ideal habitat for the abundant deer and wildlife that frequent the property. The ½ acre stocked pond adds to the appeal of the farm, offering a peaceful setting for fishing and fun with family and friends.

Whether you are looking for a hobby farm or a spacious family homestead, this Madison County gem delivers the space, functionality, and natural beauty in equal measure. Call Aaron Creger at (515) 491-9567 for additional information and to schedule a showing!



PROPERTY FEATURES

PRICE: **\$549,000** | COUNTY: **MADISON** | STATE: **IOWA** | ACRES: **30**

- Property consists of 30 deeded acres
- 3,432 square feet of finished living space
- Total of 5,352 square feet with walkout basement
- Large 5-bedroom, 2 bathroom home
- New addition added in 2023
- 2-sided covered porch
- Rural water is serviced by SIRWA
- New septic installed in 2022
- 24'x78' garage/shop/barn
- 25'x40' storage shed
- 4 +/- acres of fenced pasture ground for livestock
- 8+ acres currently in alfalfa
- Multiple large established gardens
- Fruit trees and grapevines
- Heavy cedar and hardwood timber with good access trails
- Abundant deer and wildlife
- ½ acre stocked pond
- 12 miles to Winterset and 37 miles to the Des Moines metro



LARGE 5-BEDROOM, 2 BATHROOM HOME

The spacious home boasts over 3,400 square feet of finished living space, with a total of 5,352 square feet including a walkout basement.



2-SIDED COVERED PORCH



SHOP AND STORAGE SHED



FENCED PASTURE FOR LIVESTOCK



1/2 ACRE STOCKED POND



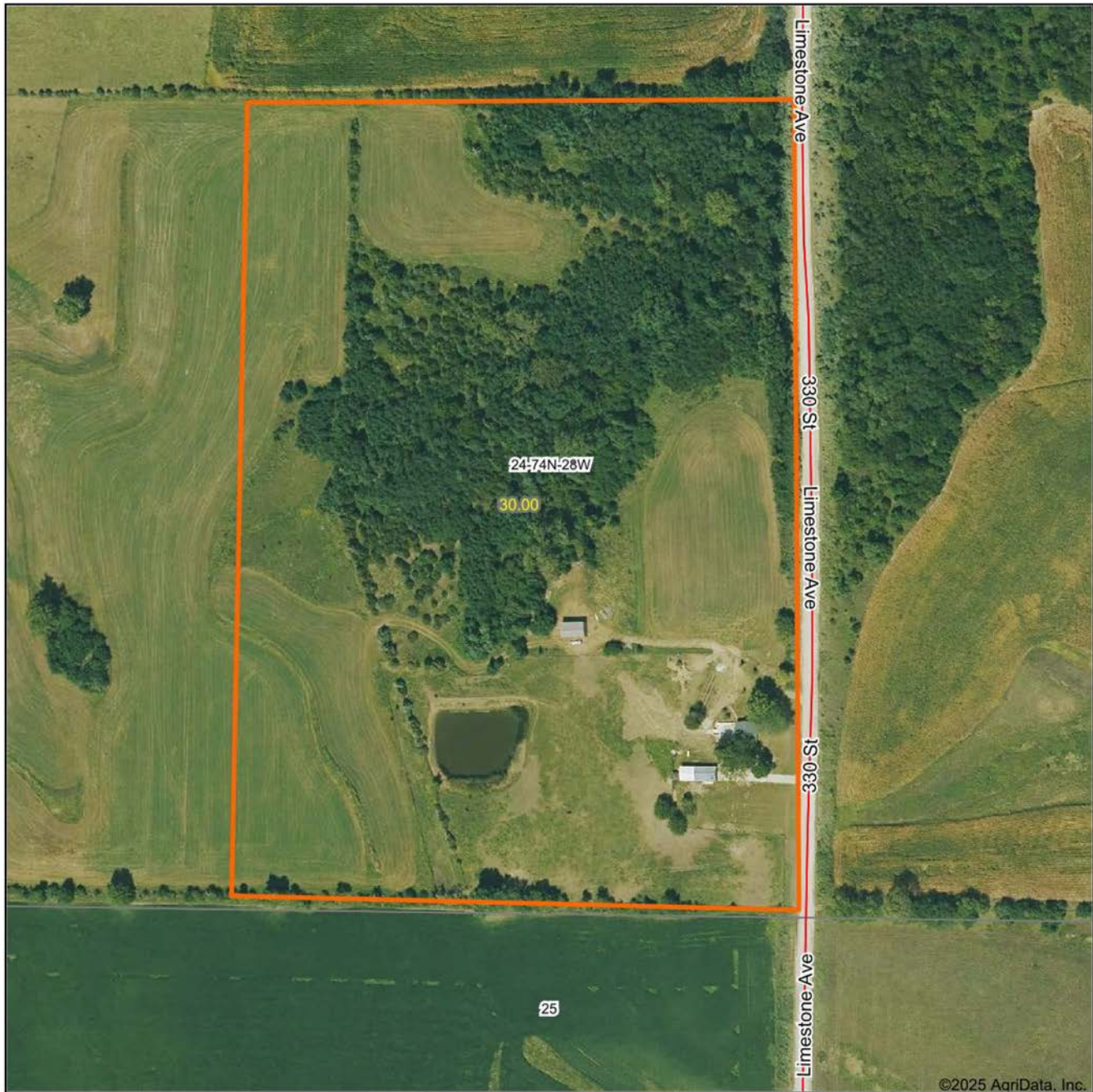
CEDAR AND HARDWOOD TIMBER



ABUNDANT DEER AND WILDLIFE



AERIAL MAP



Maps Provided By:



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Boundary Center: $41^{\circ} 11' 14.65$, $-94^{\circ} 1' 31.42$

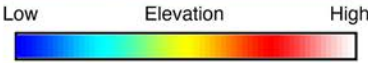
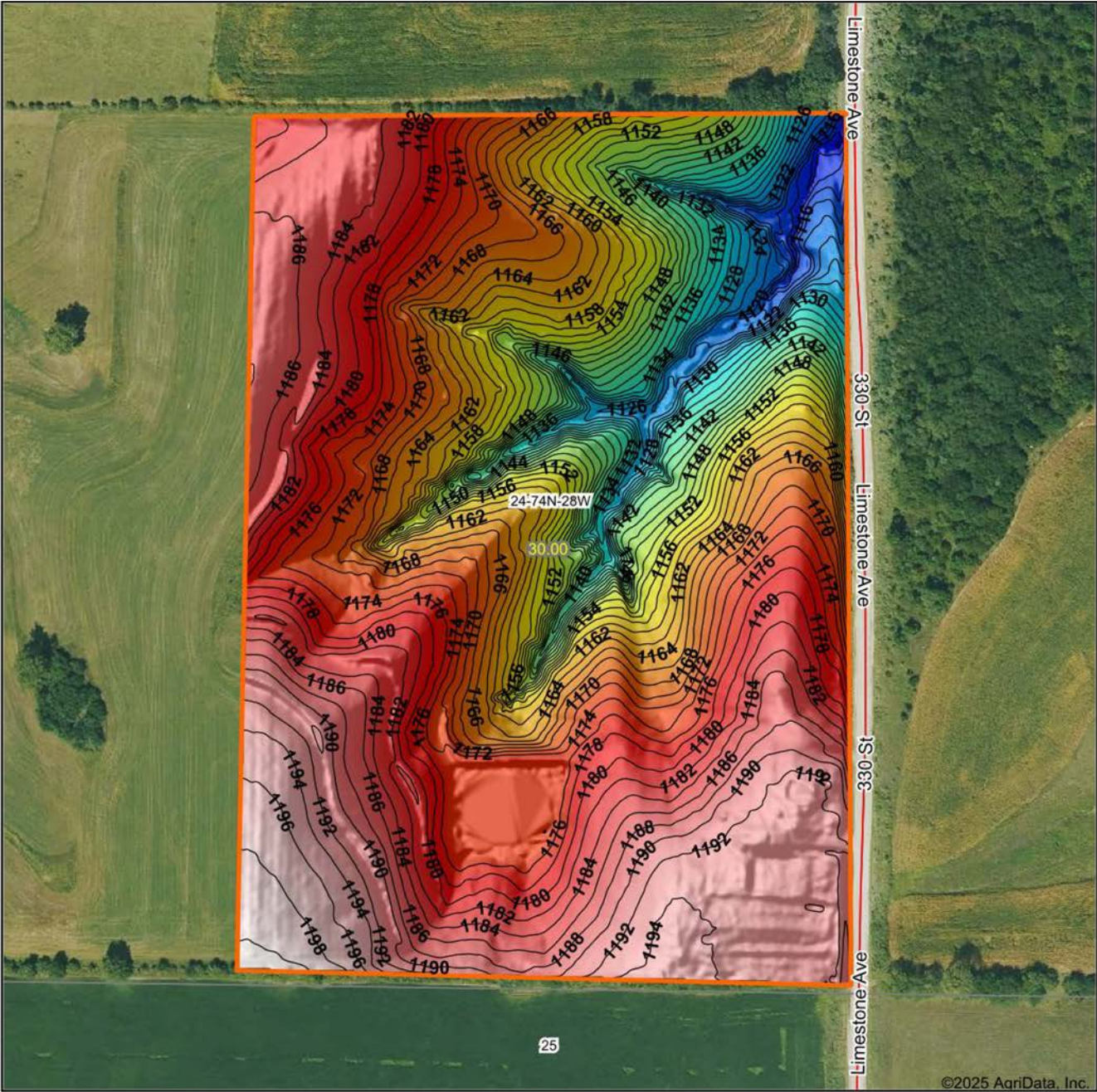
24-74N-28W
Madison County
Iowa

0ft 266ft 531ft



7/9/2025

HILLSHADE MAP



Maps Provided By:

surety
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Source: USGS 1 meter dem

Interval(ft): 2

Min: 1,109.7

Max: 1,201.4

Range: 91.7

Average: 1,169.5

Standard Deviation: 20.14 ft

0ft 247ft 494ft

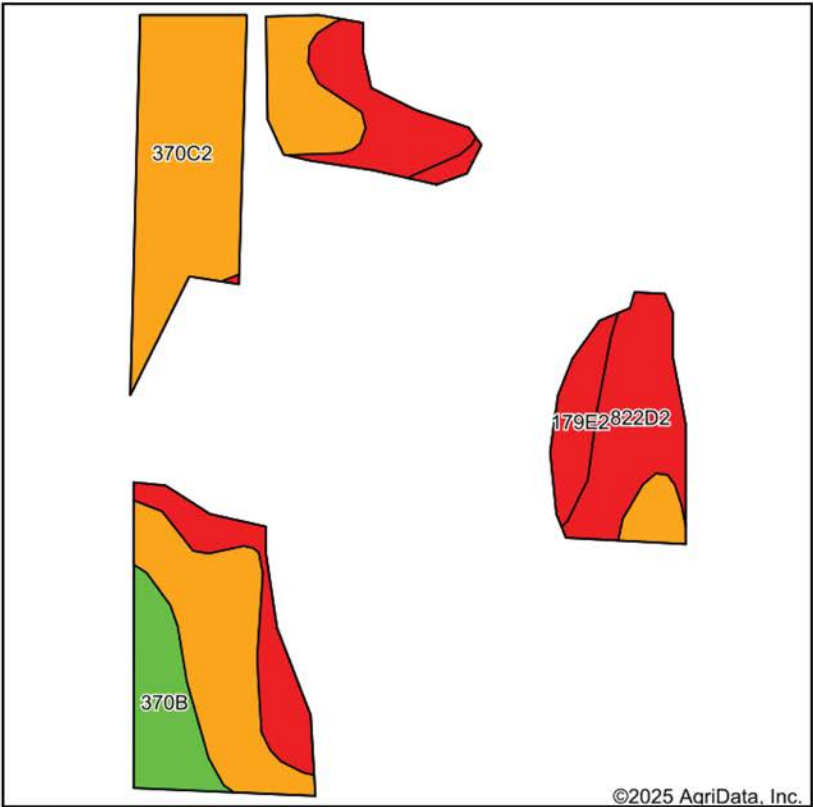


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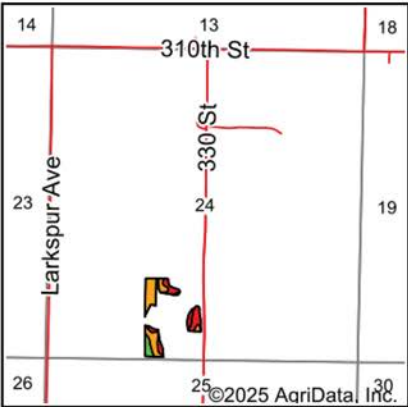
24-74N-28W
Madison County
Iowa

Boundary Center: 41° 11' 14.65, -94° 1' 31.42

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Madison**
Location: **24-74N-28W**
Township: **Monroe**
Acres: **8.24**
Date: **7/9/2025**



Maps Provided By:

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Area Symbol: IA121, Soil Area Version: 28

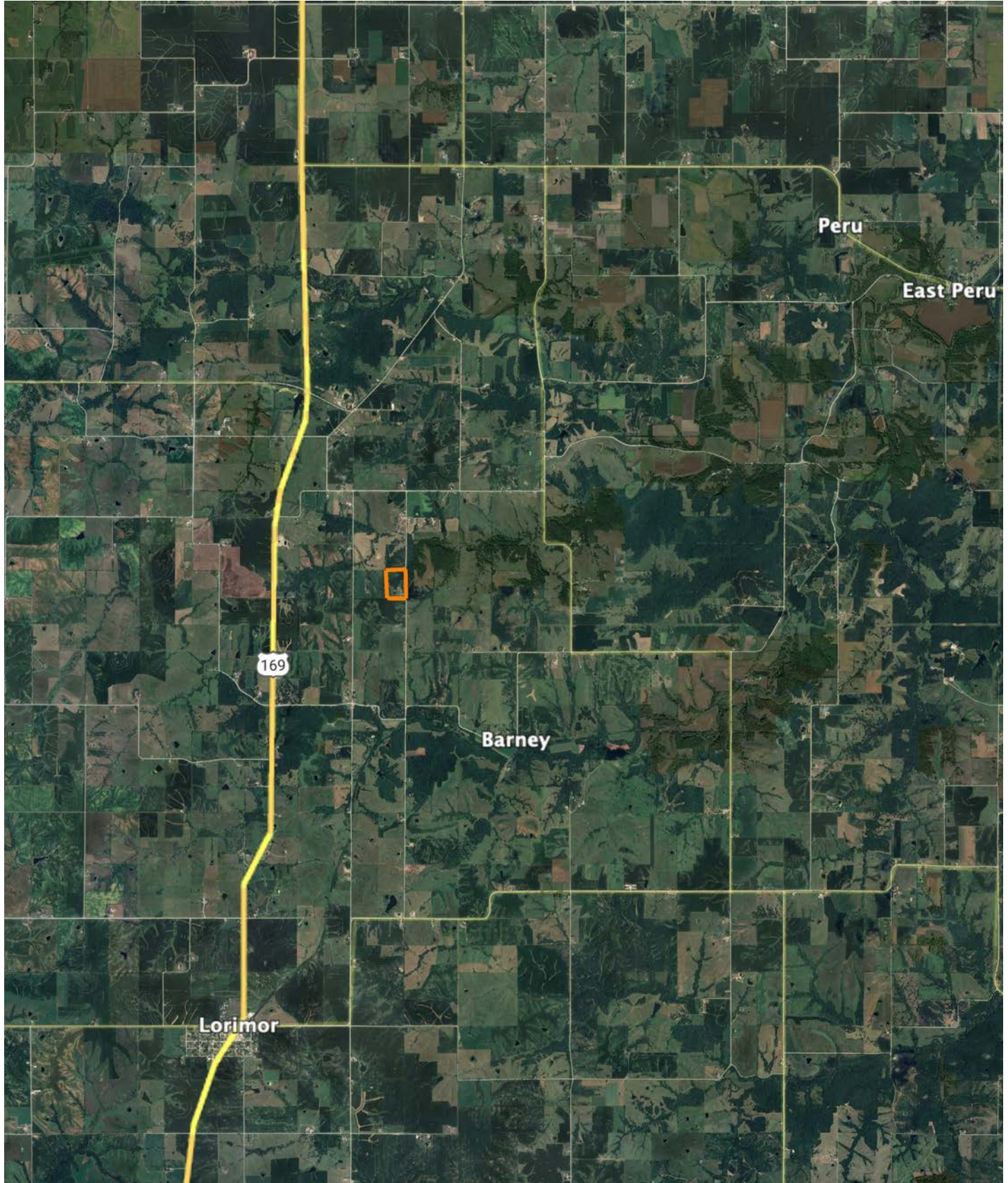
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	4.35	52.8%		IIIe	80	82	82	66
822D2	Lamoni clay loam, 9 to 14 percent slopes, eroded	2.57	31.2%		IVe	7	57	57	40
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	0.80	9.7%		Ile	91	92	92	79
179E2	Gara loam, dissected till plain, 14 to 18 percent slopes, eroded	0.52	6.3%		VIe	32	70	70	49
Weighted Average						3.40	55.3	*n 74.4	*n 58.1

**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 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

515.491.9567

ACreger@MidwestLandGroup.com



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.