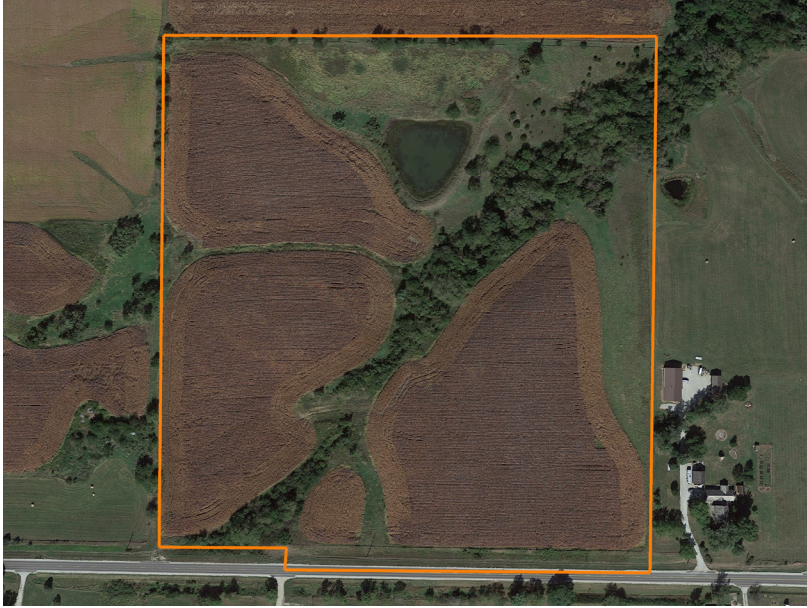


LAND FOR SALE

BEAUTIFUL 37 +/- ACRE MIXED USE PROPERTY IN MADISON COUNTY PERFECT FOR YOUR DREAM HOME

PRICE: **\$510,600**
COUNTY: **MADISON**
STATE: **IOWA**
ACRES: **37**



PROPERTY FEATURES

- Madison County
- 37.09 gross acres
- 35.15 net acres
- 5 miles west of Saint Charles & I-35
- 7 miles to Winterset
- Only 27 miles to Jordan Creek Town Center
- 37 miles to downtown Des Moines
- Paved road frontage on Saint Charles Road, no gravel!
- Utilities available at the road
- 25.74 FSA-certified tillable acres (currently cash rented for 2025)
- 1/2 acre + pond
- Timber draw
- Taxes \$762 annually

For more information, contact:

SEAN STEWART, Land Broker

515.259.3541 | SeanStewart@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.