

MIDWEST LAND GROUP PRESENTS

14.86 ACRES IN

# MADISON COUNTY IOWA



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



MIDWEST LAND GROUP IS HONORED TO PRESENT

# DREAM SHOP AND HOBBY FARM SET-UP IN MADISON COUNTY

Tucked away on a quiet, private drive in the heart of Madison County lies this stunning 14.86 +/- acre property that perfectly balances rural charm with modern functionality. Located just 12 miles from Winterset and only 38 miles from the Des Moines metro, this versatile homestead offers a rare combination of seclusion, convenience, and top-tier infrastructure.

At the heart of the property is a brand-new 36'x48' barn complete with a hay loft and space for 5 or more stalls, making it ideal for equestrian or livestock enthusiasts. Adjacent is a massive 40'x100' shop that's equally impressive, featuring solar power, in-floor heating, a finished office, and a bathroom—perfect for a home-based business, workshop, or the serious hobbyist.

The newly constructed 1,440-square-foot, 2-bedroom, 1-bath home offers comfortable living with room to grow, thanks to a new septic system rated for a 5-bedroom home. Outside, the land is thoughtfully divided into two separately fenced pastures—approximately 2.5 and 3.5 acres—as well as more than 2 acres of hay ground. Whether you're looking to farm, raise animals, or simply enjoy wide-open space, this property is ready for it all.

Abundant wildlife and strong deer traffic make this a fantastic hunting retreat, offering the kind of peace and privacy that's hard to find yet still within easy reach of the city. Whether you're seeking a functional acreage or a place to build your dream estate, this Madison County gem delivers on every level.





# PROPERTY FEATURES

PRICE: **\$539,000** | COUNTY: **MADISON** | STATE: **IOWA** | ACRES: **14.86**

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- 14.86 +/- acres in Madison County
- New 36'x48' barn with hay loft and room for 5+ stalls
- New 40'x100' shop with solar, in-floor heat, office, and bathroom
- New 1,440 square foot, 2-bed, 1-bath home with room to expand
- New septic for 5-bedroom home
- 2 separate fenced pastures - approximately 2.5 and 3.5 acres
- 2+ acres of hay ground
- Abundant wildlife and great hunting opportunities
- Long private drive to access the property
- 12 miles to Winterset and 38 miles to the Des Moines metro





# NEWLY CONSTRUCTED 2-BED, 1-BATH HOME

The newly constructed 1,440-square-foot, 2-bedroom, 1-bath home offers comfortable living with room to grow, thanks to a new septic system rated for a 5-bedroom home.





# LONG PRIVATE DRIVE

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# 2+ ACRES OF HAY GROUND

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## 2 SEPARATE FENCED PASTURES

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Outside, the land is thoughtfully divided into two separately fenced pastures—approximately 2.5 and 3.5 acres—as well as more than 2 acres of hay ground.





# BARN AND SHOP

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At the heart of the property is a brand-new 36'x48' barn complete with a hay loft and space for 5 or more stalls. Adjacent is a massive 40'x100' shop that's equally impressive, featuring solar power, in-floor heating, a finished office, and a bathroom.





# AERIAL MAP



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Boundary Center: 41° 10' 35.22, -93° 59' 52.08

0ft 231ft 463ft



Maps Provided By:



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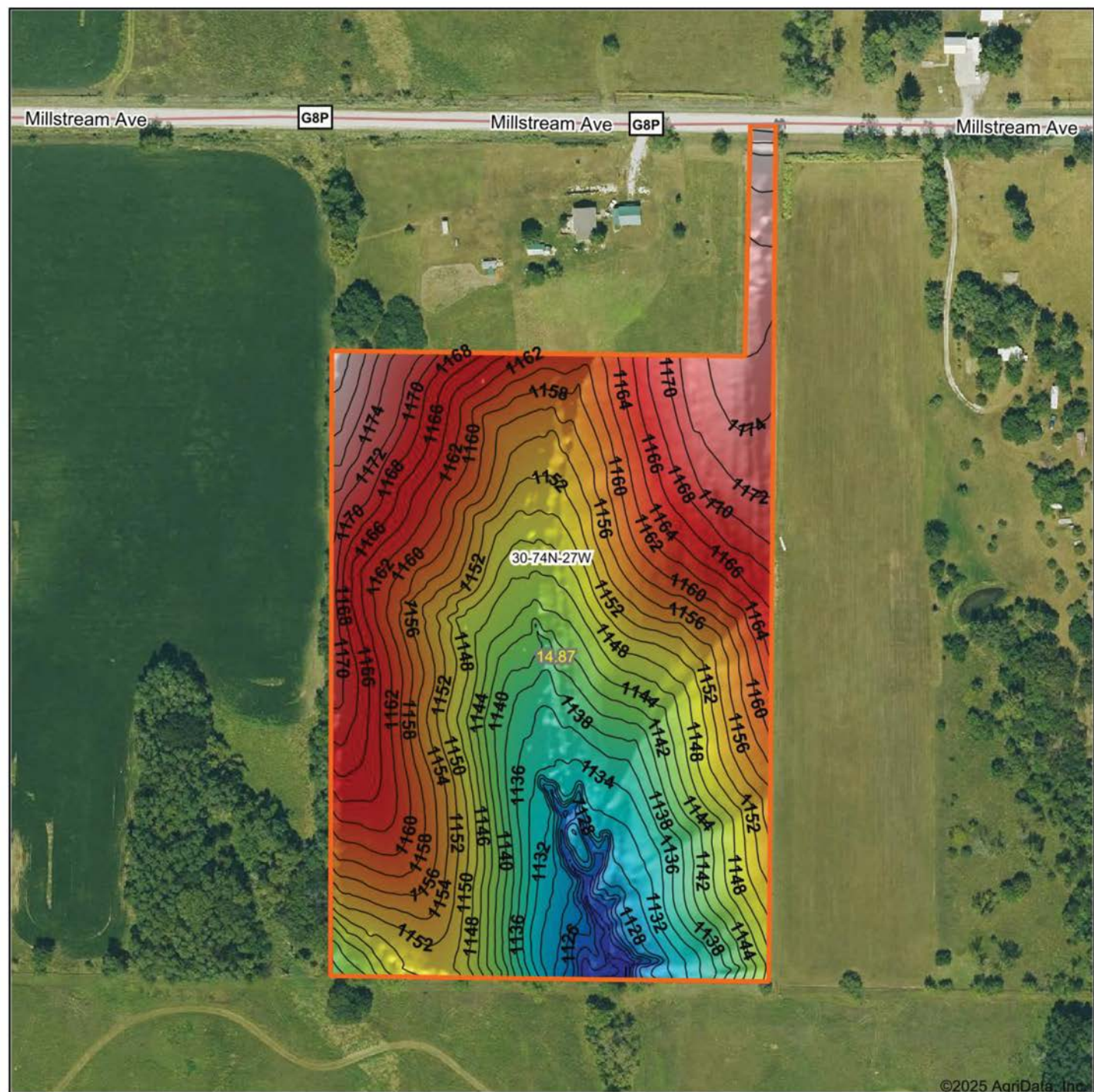
**30-74N-27W**  
**Madison County**  
**Iowa**



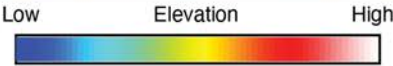
7/22/2025



# HILLSHADE MAP



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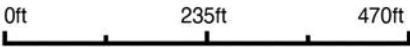
Maps Provided By:



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Source: USGS 1 meter dem  
Interval(ft): 2  
Min: 1,115.8  
Max: 1,182.8  
Range: 67.0  
Average: 1,153.4  
Standard Deviation: 13.62 ft



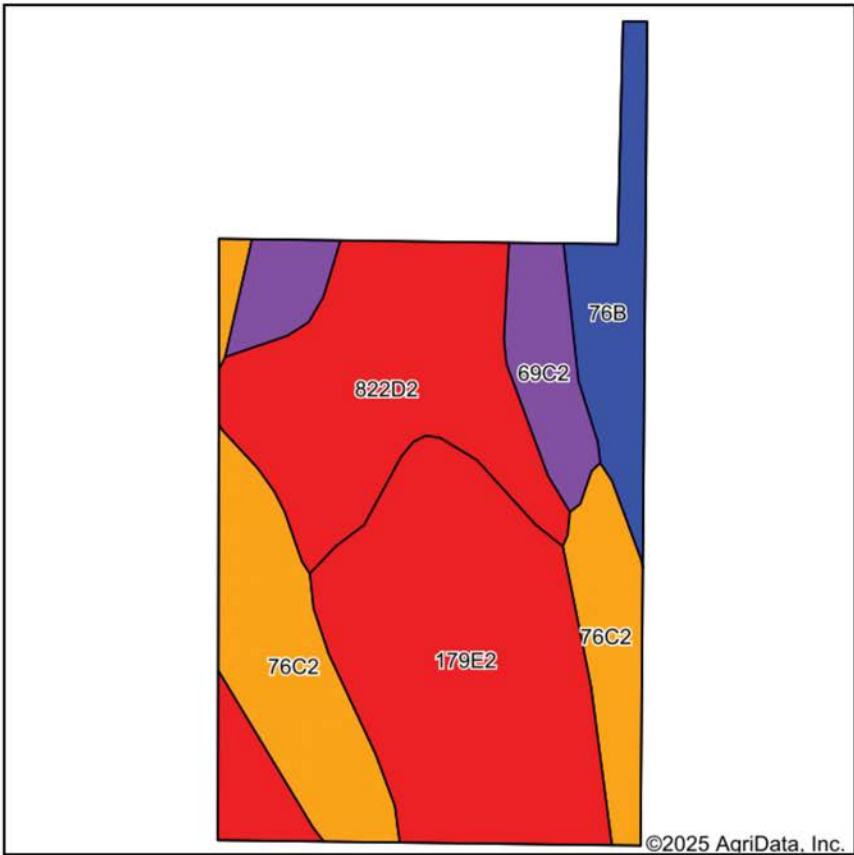
7/22/2025

**30-74N-27W**  
**Madison County**  
**Iowa**

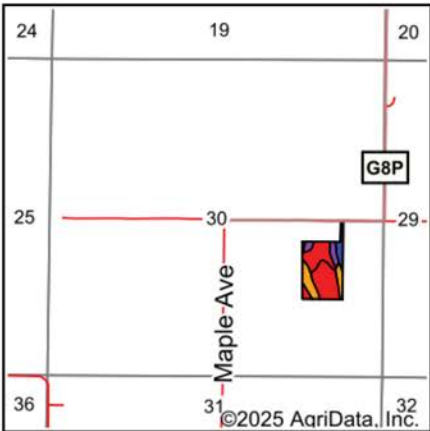
Boundary Center: 41° 10' 35.22, -93° 59' 52.08



# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Iowa**  
County: **Madison**  
Location: **30-74N-27W**  
Township: **Walnut**  
Acres: **14.87**  
Date: **7/22/2025**



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
179E2	Gara loam, dissected till plain, 14 to 18 percent slopes, eroded	5.30	35.7%		Vle	32	70	70	49
822D2	Lamoni clay loam, 9 to 14 percent slopes, eroded	3.69	24.8%		IVe	7	57	57	40
76C2	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes, eroded	3.24	21.8%		IIIe	75	77	77	65
69C2	Clearfield silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	1.37	9.2%		IIlw	56	66	66	59
76B	Ladoga silt loam, 2 to 5 percent slopes	1.27	8.5%		Ile	86	83	83	77
Weighted Average					4.23	42	*n 69	*n 69	*n 53.6

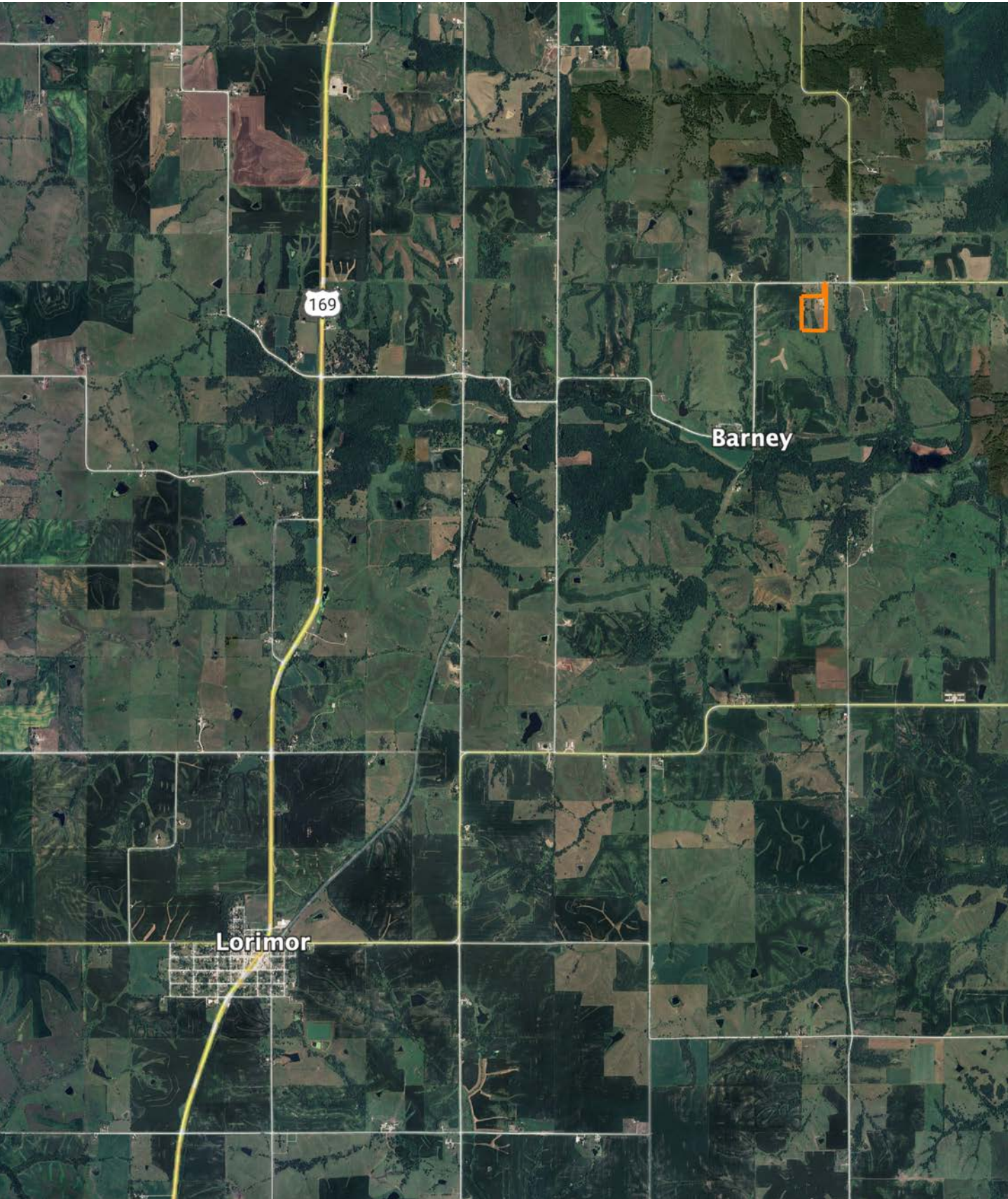
\*\*IA has updated the CSR values for each county to CSR2.

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# OVERVIEW MAP





# AGENT CONTACT

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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.