

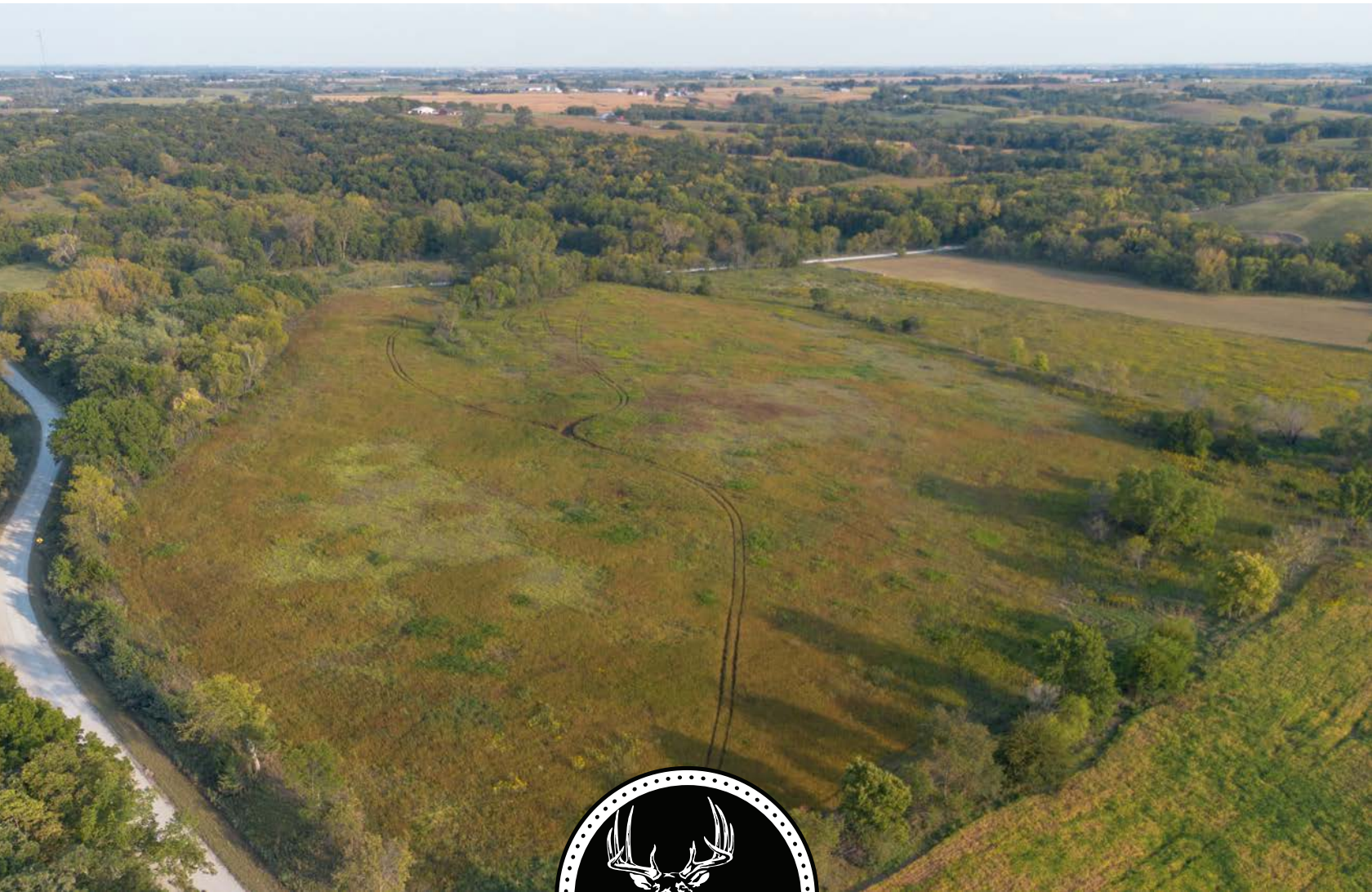
MIDWEST LAND GROUP PRESENTS

**40 ACRES IN**

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# **MADISON COUNTY IOWA**

**IVY TRAIL, LORIMOR, IA 50149**



**MidwestLandGroup.com**



MIDWEST LAND GROUP IS HONORED TO PRESENT

# PREMIER 40 +/- ACRE HUNTING TRACT WITH CRP INCOME AND BUILD SITE OPPORTUNITY

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This beautiful 40 +/- acre tract in Madison County, Iowa, sits just ¼ mile off pavement and offers everything from premium hunting to a potential build site with sweeping southern Iowa views. Thick CRP cover and timber draw corridors create an ideal habitat, holding mature whitetails, pheasants, and quail, with surrounding crop fields serving as reliable food sources. A CRP contract provides steady income through 2030 paying \$4,019.10 annually, while multiple walnut and oak trees along the property's edges offer both future timber value and current wildlife attraction.

Beyond hunting, the farm also provides an excellent build opportunity. With rural water and electricity located only ¼ mile away, the northwest corner presents an ideal location for a home or weekend cabin retreat. Conveniently located near US-169, the property offers quick access—just 15 minutes to Winterset and 45 minutes to the Des Moines Metro.

Whether you're looking for an income-producing recreational farm, a premier hunting property, or the perfect build site, this 40 +/- acre tract is a rare Madison County find. Contact Will Cooper with Midwest Land Group for more information and to schedule a private showing.



# PROPERTY FEATURES

PRICE: **\$327,900** | COUNTY: **MADISON** | STATE: **IOWA** | ACRES: **40**

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- Premier hunting tract
- Thick CRP cover provides income and a premium wildlife habitat
- CRP contract through 2030 paying \$4,019.10 annually
- Mature timber draws and travel corridors to the row crop field on the west side
- Pheasants, quail, and whitetail are frequently seen
- Potential build site on the northwest corner, offering stunning Iowa views
- Rural water hookup is about a quarter mile away
- Quarter mile from paved road
- Located south of Winterset off Highway 169
- 11 miles from Winterset
- 25 miles from I-35
- 45 miles from Des Moines
- Shown by appointment only





# POTENTIAL BUILD SITES

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## QUARTER MILE FROM PAVED ROAD

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## PREMIER HUNTING TRACT

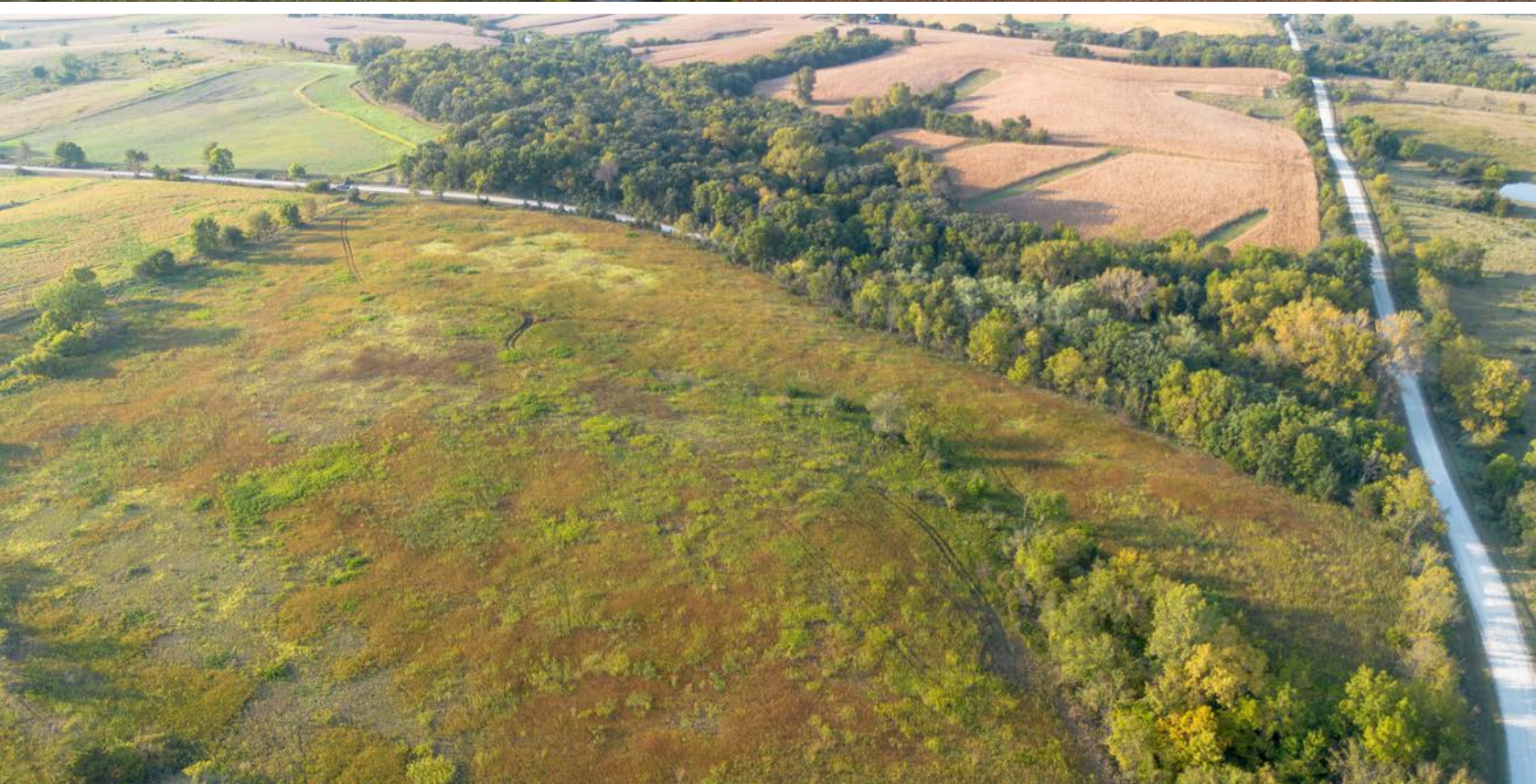
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# MATURE TIMBER DRAWS

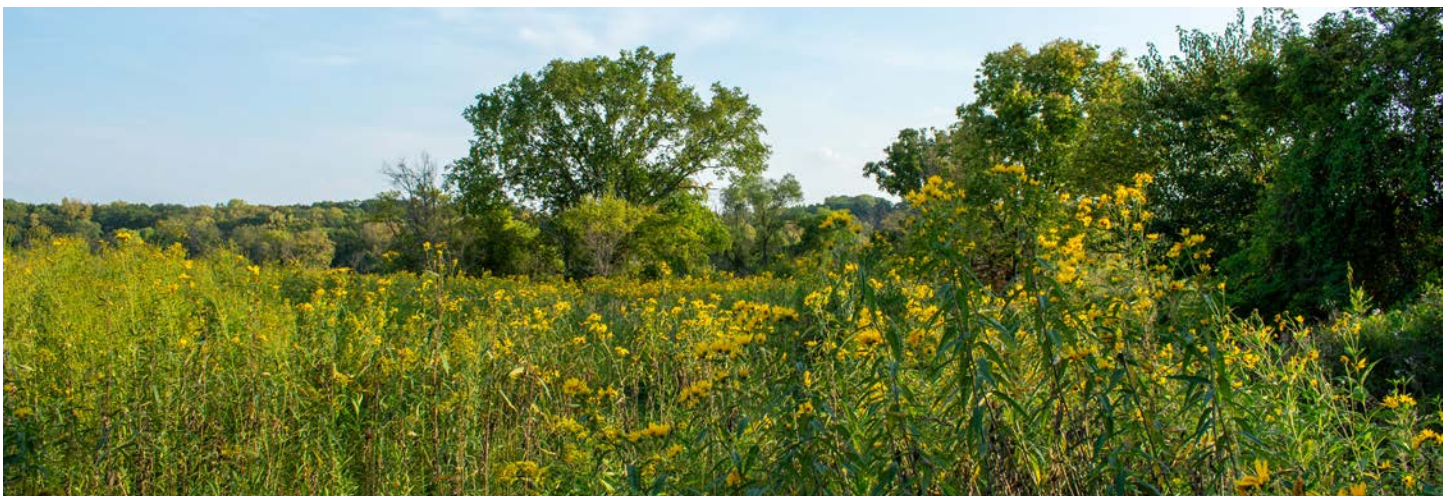
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# CRP CONTRACT THROUGH 2030

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# CRP MAP



- Legend**
- |              |                |            |
|--------------|----------------|------------|
| Non-Cropland | CRP            | Iowa PLSS  |
| Cropland     | Tract Boundary | Iowa Roads |

**Wetland Determination Identifiers**

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 54.45 acres

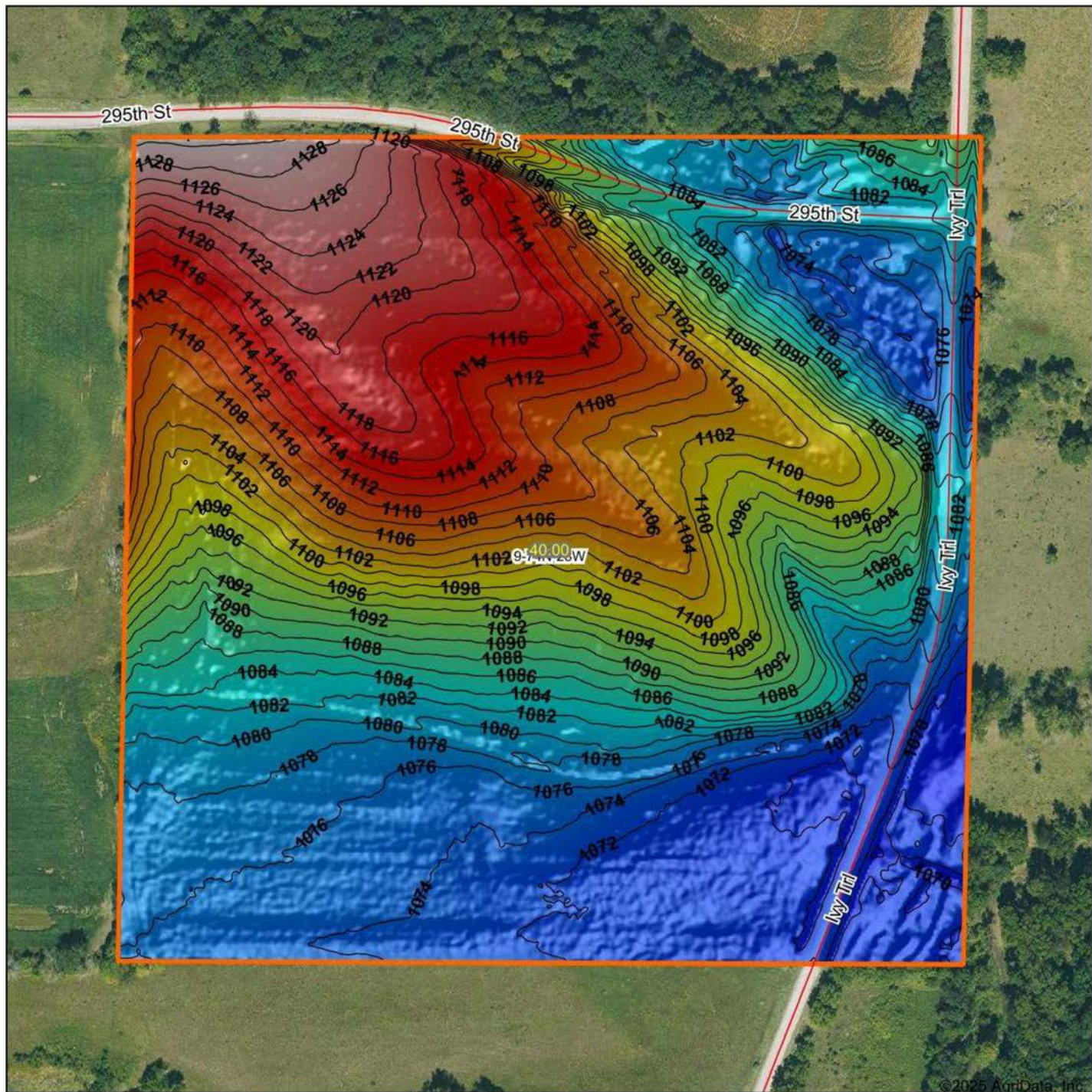
2025 Program Year  
Map Created April 24, 2025  
**Farm 2321**  
**Tract 740**

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

USDA is an equal opportunity provider, employer, and lender.



# HILLSHADE MAP



Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2023 [www.AgrIDataInc.com](http://www.AgrIDataInc.com)

Source: USGS 1 meter dem

Interval(ft): 2

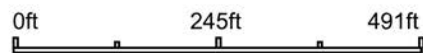
Min: 1,067.1

Max: 1,131.5

Range: 64.4

Average: 1,091.7

Standard Deviation: 17.16 ft



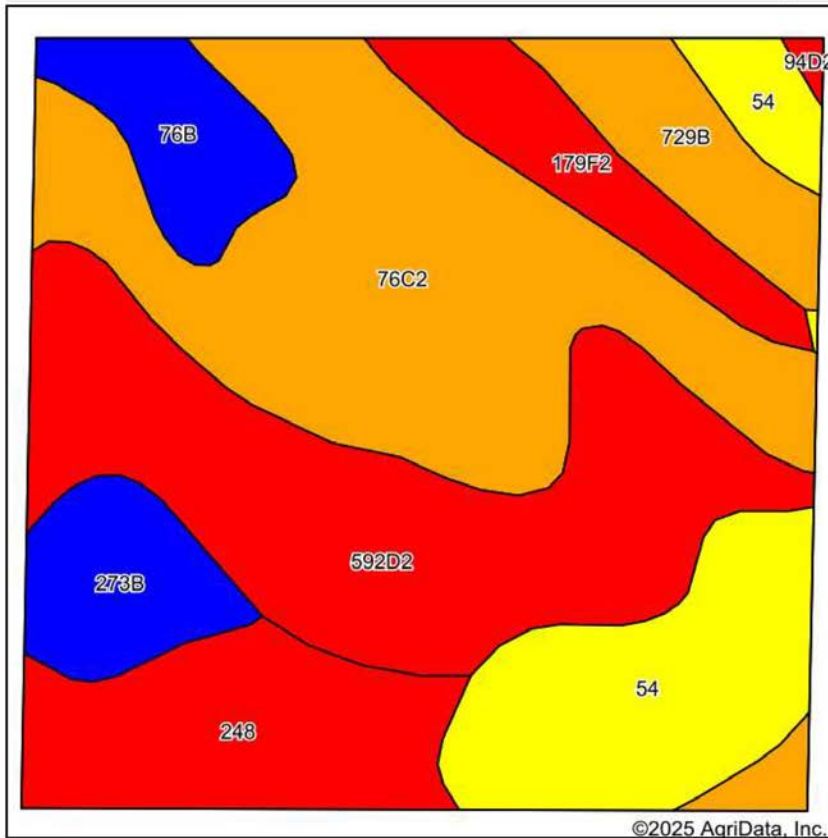
9/18/2025

**9-74N-28W**  
**Madison County**  
**Iowa**

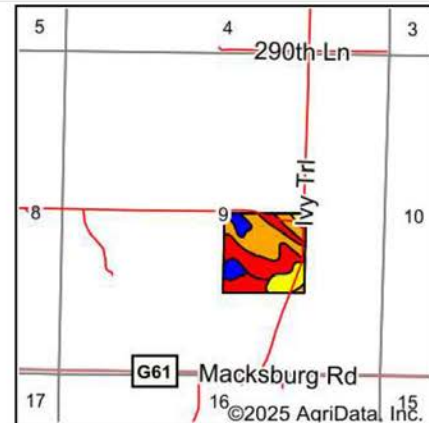
Boundary Center: 41° 13' 11.59, -94° 4' 41.57



# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Madison**  
 Location: **9-74N-28W**  
 Township: **Monroe**  
 Acres: **40**  
 Date: **9/18/2025**



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
76C2	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes, eroded	11.20	28.0%		IIIe	75	77	77	65
592D2	Mystic loam, 9 to 14 percent slopes, moderately eroded	9.82	24.6%		IVe	5	73	73	56
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	5.62	14.0%		IIw	67	63	58	63
248	Wabash silty clay loam	4.30	10.8%		IIIw	37	51	46	51
729B	Nodaway-Martinsburg silt loams, 2 to 5 percent slopes	2.52	6.3%		Vw	77	86	86	80
179F2	Gara loam, dissected till plain, 18 to 25 percent slopes, eroded	2.30	5.8%		VIIe	16	55	55	36
273B	Olmitz loam, 2 to 5 percent slopes	2.12	5.3%		Ile	89	96	96	82
76B	Ladoga silt loam, 2 to 5 percent slopes	2.02	5.0%		Ile	86	83	83	77
94D2	Caleb-Mystic loams, 9 to 14 percent slopes, moderately eroded	0.10	0.2%		IVe	34	73	73	53
Weighted Average					3.36	50.5	*n 71.9	*n 70.6	*n 61.8

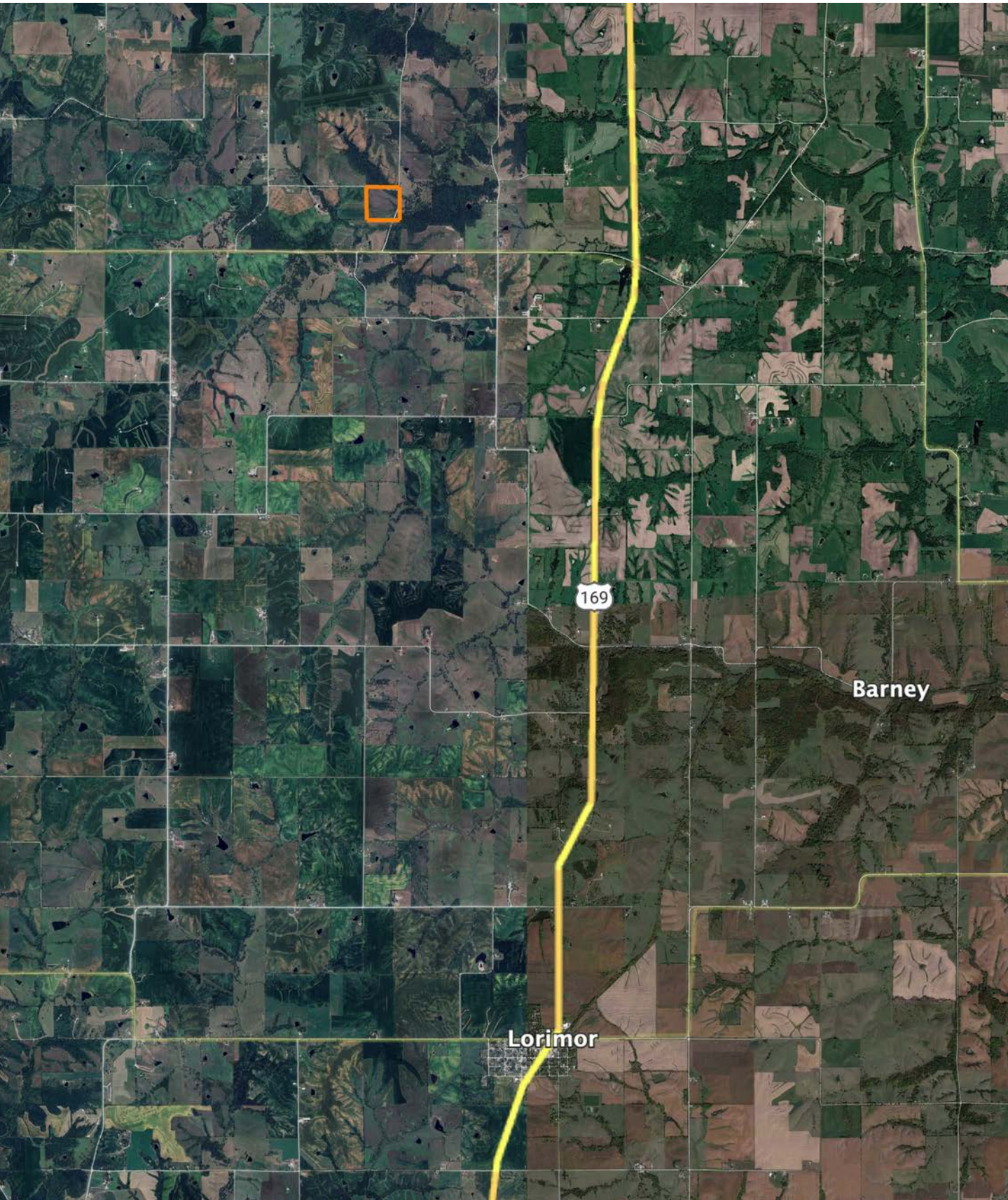
\*\*IA has updated the CSR values for each county to CSR2.

\*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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Will Cooper grew up in Des Moines with a deep love for the outdoors and an uncommon drive to explore and learn more about the land around him. While most kids were chasing ballgames, Will was digging through assessor records, researching property lines, tracking sales, and daydreaming about owning ground of his own someday. Even then, he was thinking much farther ahead than just the next hunt.

A proud Iowa State grad with a degree in Finance and a minor in Financial Planning, Will brings sharp communication skills, relentless work ethic, and a service-first mindset to every client relationship. His professional background in financial planning taught him how to guide people through major decisions, manage details with precision, and build trust that lasts.

Wherever life takes him, Will feels most at home outside with people who share the sentiment. He serves Central and Southern Iowa with the heart of a lifelong outdoor enthusiast and the drive of someone who refuses to sit still or settle for 'good enough.' Friendly, fast-moving, and fiercely loyal, he's the kind of agent who treats every transaction like it's personal, because to him, it is.



**WILL COOPER**

LAND AGENT

**515.842.0321**

[WCooper@MidwestLandGroup.com](mailto:WCooper@MidwestLandGroup.com)



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## MidwestLandGroup.com

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