

MIDWEST LAND GROUP PRESENTS

80 ACRES

# MADISON COUNTY, IA

IVY TRAIL, LORIMOR, IOWA 50149



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



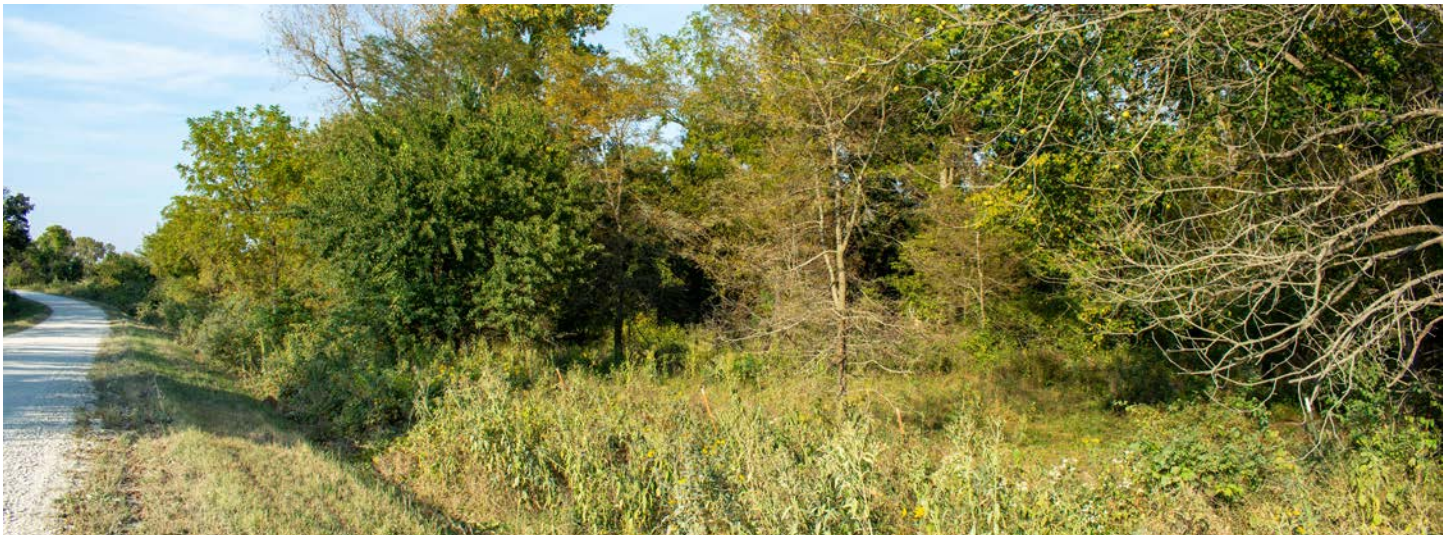
MIDWEST LAND GROUP IS HONORED TO PRESENT

# PRIME 80 +/- ACRE HUNTING AND RECREATIONAL TRACT WITH POND

This 80 +/- acre Madison County farm, just ¼ mile off Macksburg Road, truly checks all the boxes—from income-producing investment to top-tier hunting. A stocked pond, loaded with bass and bluegill, not only enhances the scenic beauty of this property but also doubles as a reliable water source for wildlife, while Clanton Creek winds through the property, providing a nearly year-round supply.

A perfect mix of open clearings and mature hardwood timber offers outstanding habitat and food sources, holding whitetails and other wildlife throughout the seasons. With a CRP contract in place through 2030 paying \$3,326.85 annually, this farm not only provides recreational enjoyment but also a steady income.

Whether you're after a premier hunting property, a weekend retreat, or a sound investment, this tract delivers it all. Contact Will Cooper with Midwest Land Group for more information and to schedule a showing.



## PROPERTY FEATURES

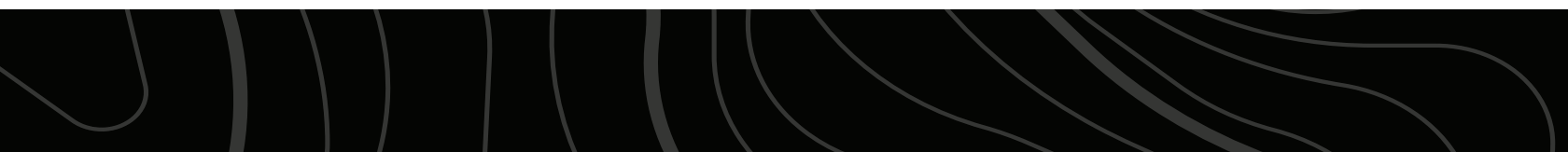
PRICE: **\$635,900** | COUNTY: **MADISON** | STATE: **IOWA** | ACRES: **80**

- Stocked pond for fishing and wildlife
- Water source for wildlife from Clanton Creek
- CRP Contract till 2030 paying \$3,3326.85 annually
- A mix of clearings and mature hardwood timber
- Excellent cover for whitetail, turkey, and various other wildlife
- 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



# CRP CONTRACT UNTIL 2030

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# STOCKED POND

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## QUARTER MILE OFF PAVED ROAD

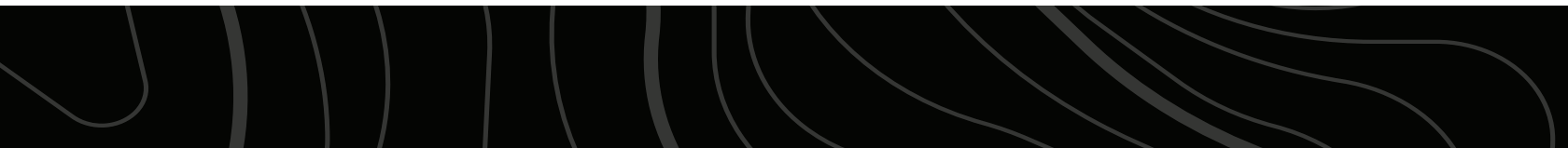
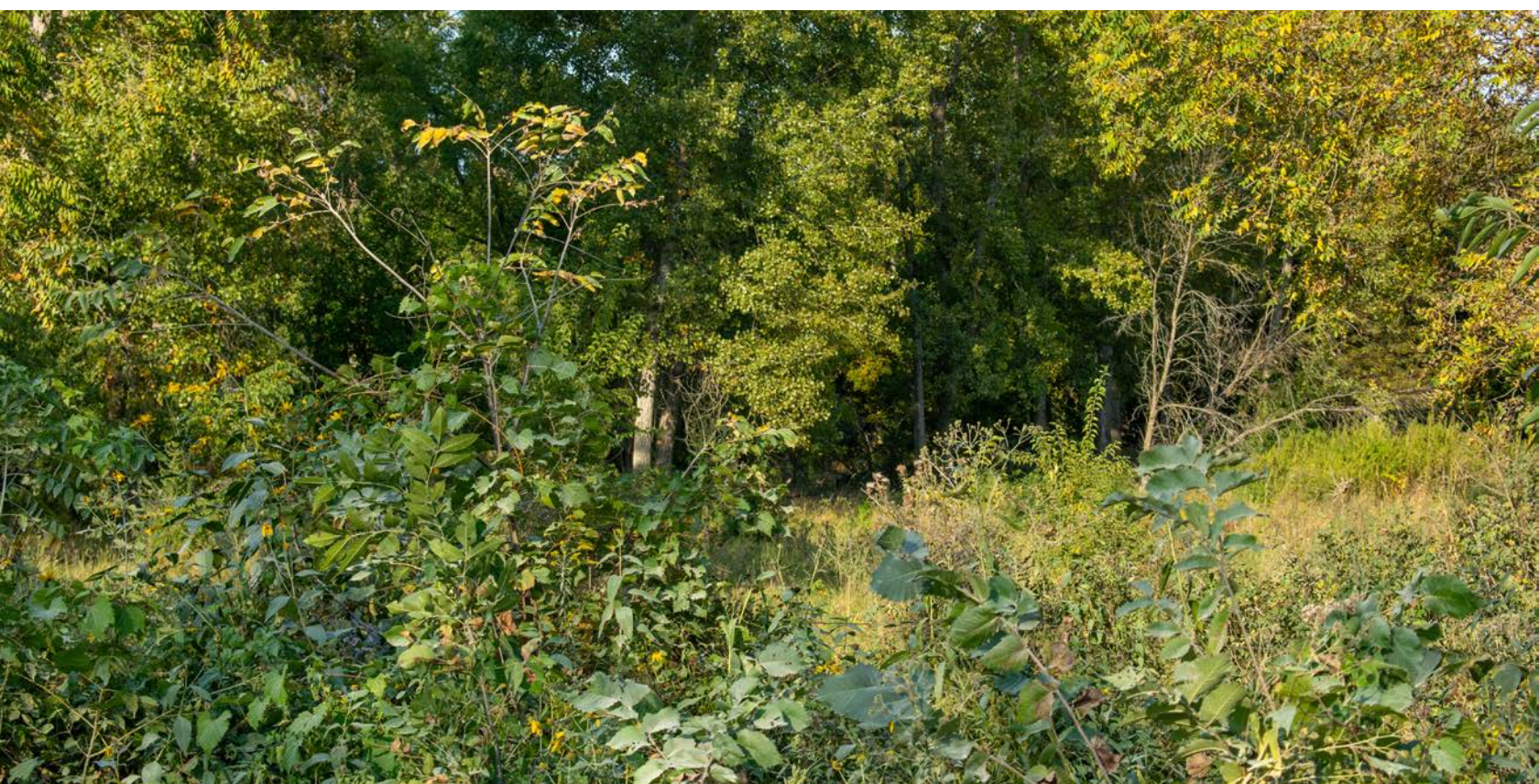
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# EXCELLENT COVER

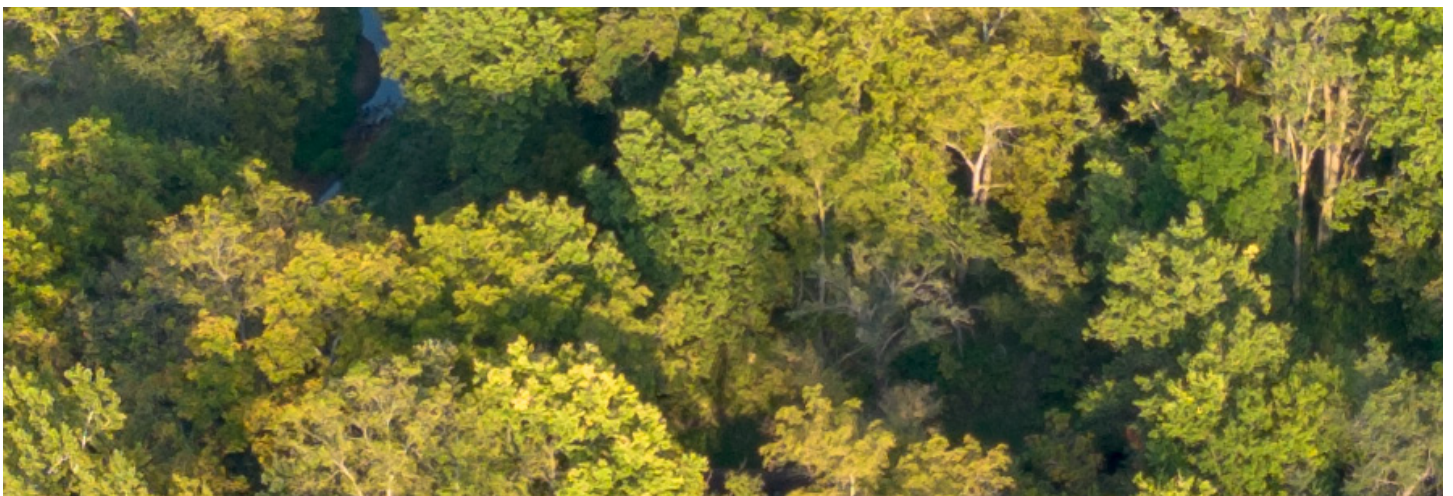
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# MIX OF CLEARINGS AND TIMBER

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# ADDITIONAL PHOTOS

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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

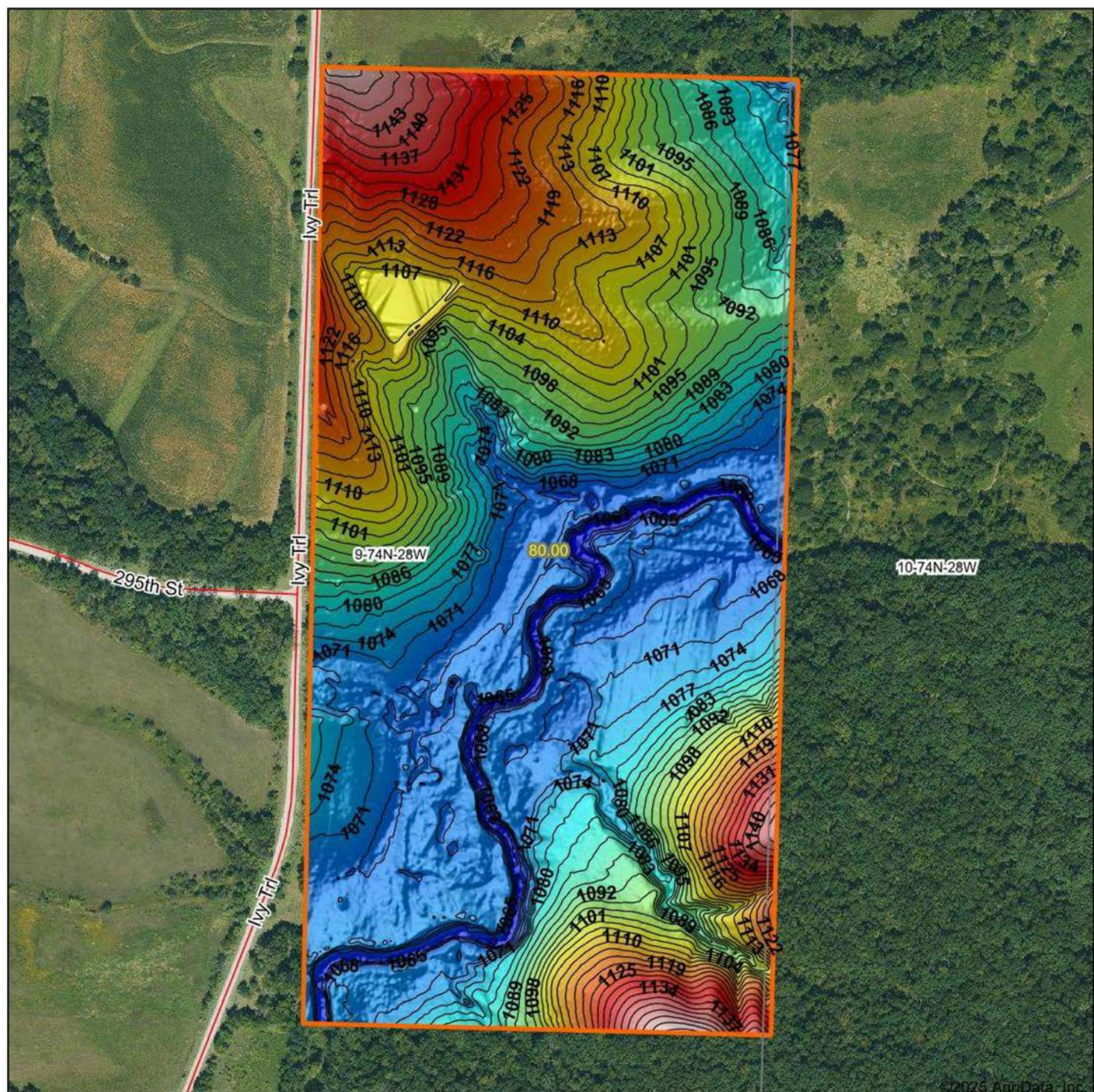
2025 Program Year  
Map Created April 24, 2025

Farm **2321**  
Tract **740**

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# TOPOGRAPHY MAP



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Source: USGS 1 meter dem

Interval(ft): 3

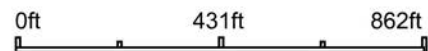
Min: 1,056.1

Max: 1,156.4

Range: 100.3

Average: 1,091.3

Standard Deviation: 22.57 ft

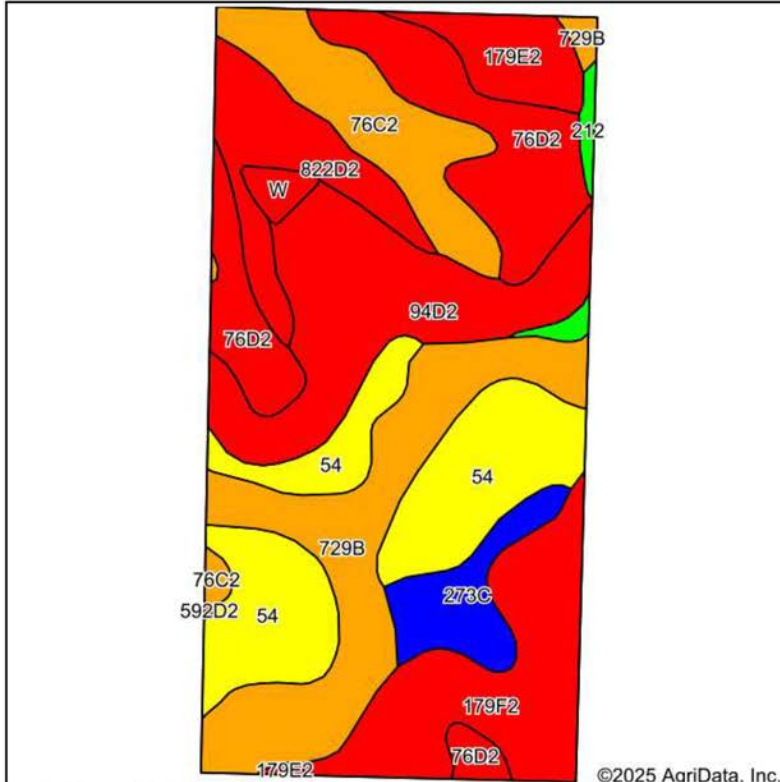


**9-74N-28W**  
**Madison County**  
**Iowa**

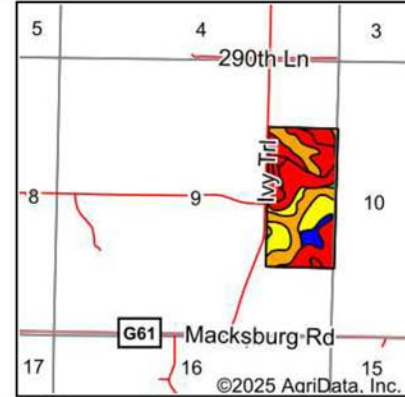
Boundary Center: 41° 13' 18.1, -94° 4' 24.07



# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Iowa**  
County: **Madison**  
Location: **9-74N-28W**  
Township: **Monroe**  
Acres: **80**  
Date: **9/19/2025**



Maps Provided By:

**surety**  
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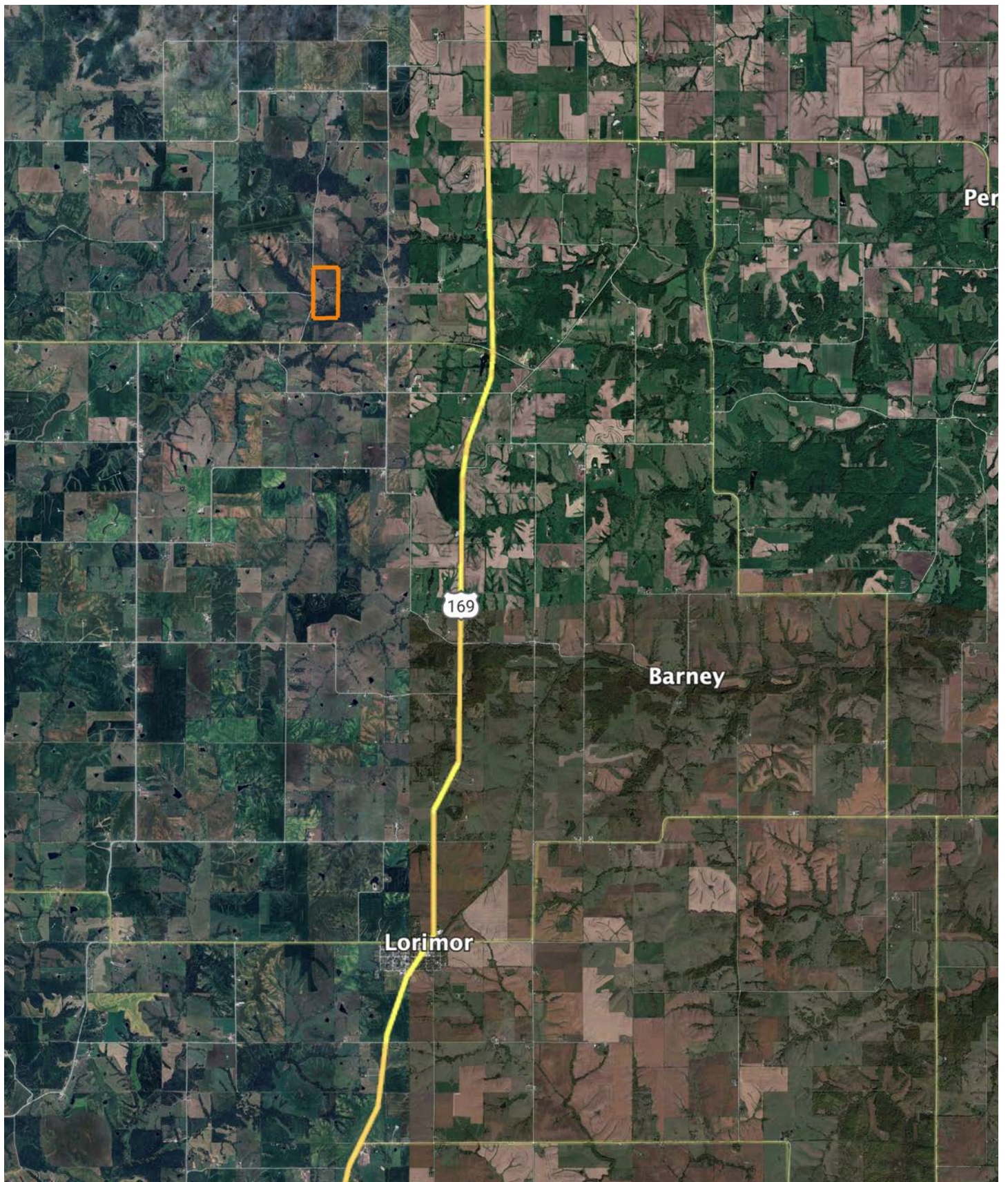


Area Symbol: IA121, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	14.20	17.6%	<div></div>	IIw			67	63	58	63
729B	Nodaway-Martinsburg silt loams, 2 to 5 percent slopes	12.73	15.9%	<div></div>	Vw			77	86	86	80
94D2	Caleb-Mystic loams, 9 to 14 percent slopes, moderately eroded	11.69	14.6%	<div></div>	IVe			34	73	73	53
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	10.86	13.6%	<div></div>	IIIe			49	74	74	61
179F2	Gara loam, dissected till plain, 18 to 25 percent slopes, eroded	9.72	12.2%	<div></div>	VIIe			16	55	55	36
76C2	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes, eroded	7.15	8.9%	<div></div>	IIIe			75	77	77	65
822D2	Lamoni clay loam, 9 to 14 percent slopes, eroded	5.43	6.8%	<div></div>	IVe			7	57	57	40
273C	Olmitz loam, 5 to 9 percent slopes	3.50	4.4%	<div></div>	IIIe			85	96	96	81
179E2	Gara loam, dissected till plain, 14 to 18 percent slopes, eroded	3.18	4.0%	<div></div>	Vle			32	70	70	49
212	Kennebec silt loam, 0 to 2 percent slopes, occasionally flooded	0.79	1.0%	<div></div>	Iw			91	95	95	93
W	Water	0.75	0.9%	<div></div>		0.0	0.0	0			
Weighted Average						*-	*-	50.8	*n 70.9	*n 70	*n 59.2



# 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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