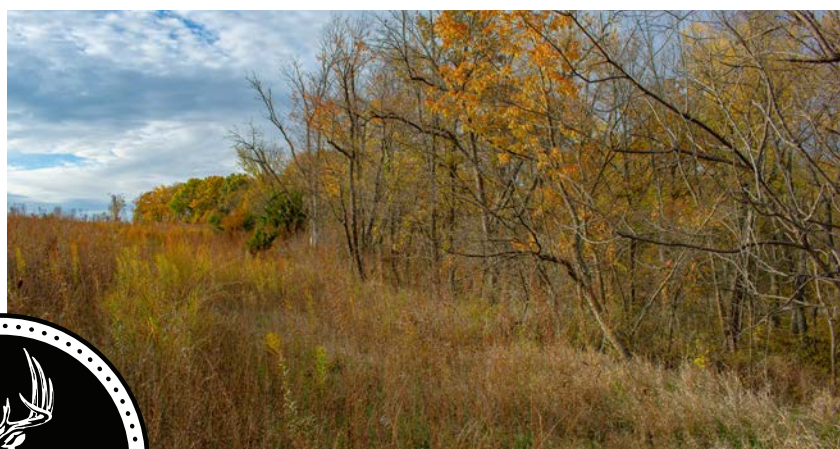
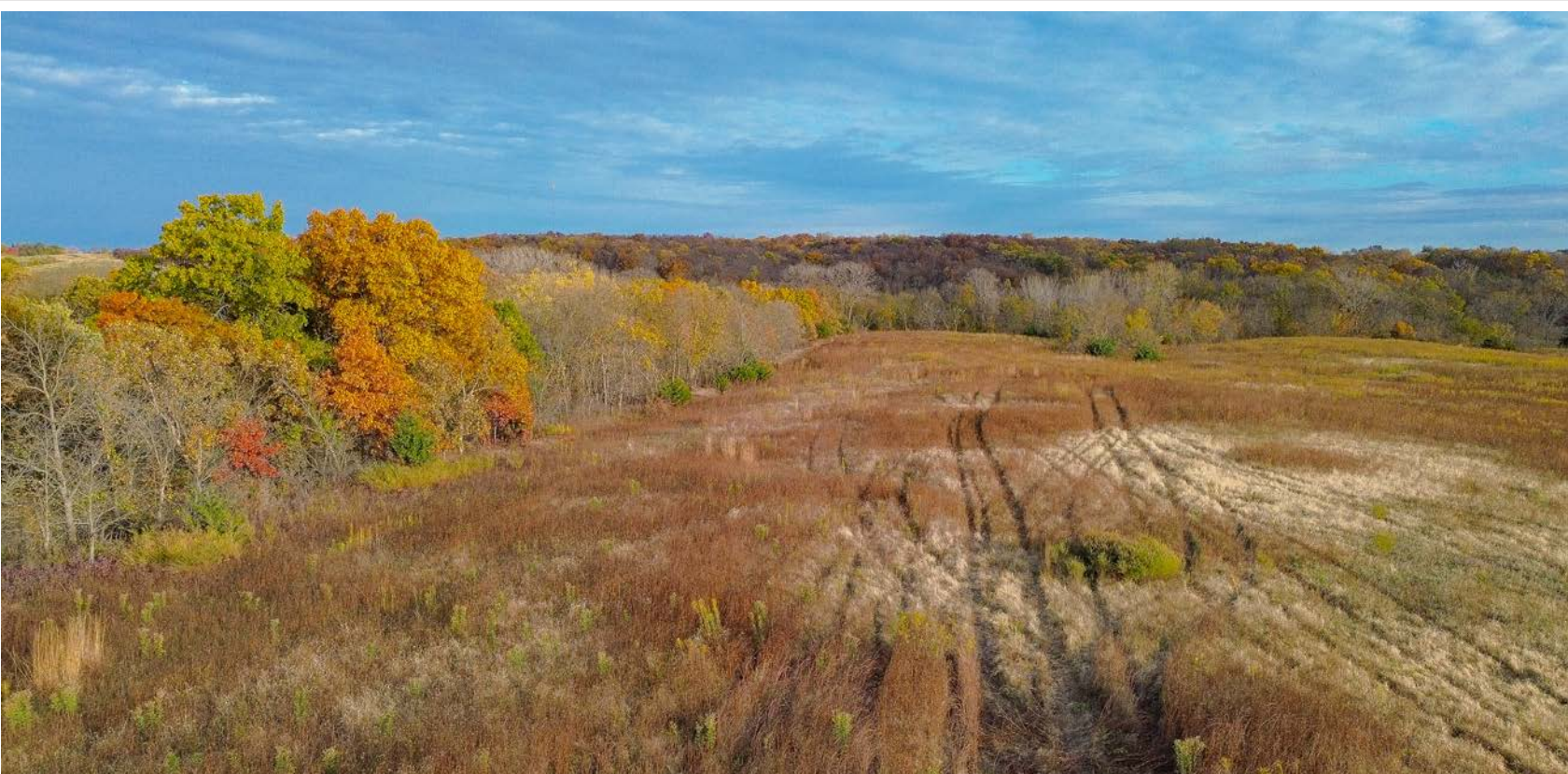


MIDWEST LAND GROUP PRESENTS

12.6 ACRES

MADISON COUNTY, IA

295TH STREET, LORIMOR, IOWA 50149



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PREMIUM 12.6 +/- ACRE MADISON COUNTY BUILD SITE

This 12.6 +/- acre tract in Madison County offers the perfect combination of peaceful country living and convenient access to town. Located just a half mile off the pavement, the property features a beautiful hilltop build site overlooking the surrounding countryside - an ideal setting for your dream home or weekend retreat.

The land offers a balanced mix of open grassland and native habitat, creating natural travel corridors for whitetail deer. The tract is enrolled in a CRP contract paying \$144 per acre annually through September 2030,

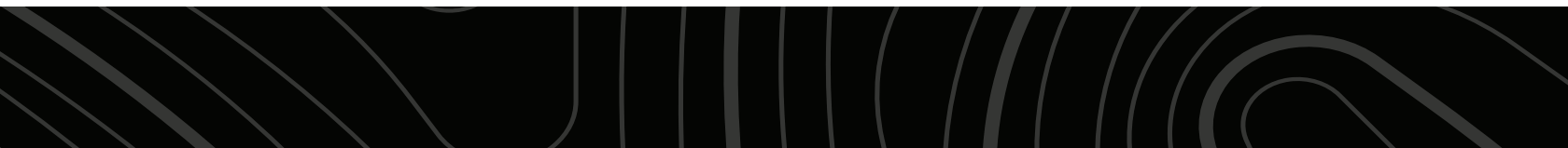
providing both habitat benefits and consistent income. Rural water is located nearby, and electric service is available at the road, making the property well-suited for future construction.

Located only 15 minutes from Winterset and 30 minutes from I-35, this property combines country seclusion with accessibility. Whether you're seeking a scenic building site, a small recreational getaway, or a land investment with income potential, this Madison County acreage is a rare find.

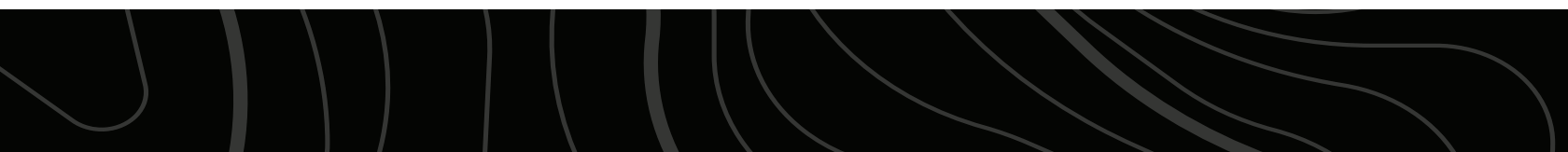
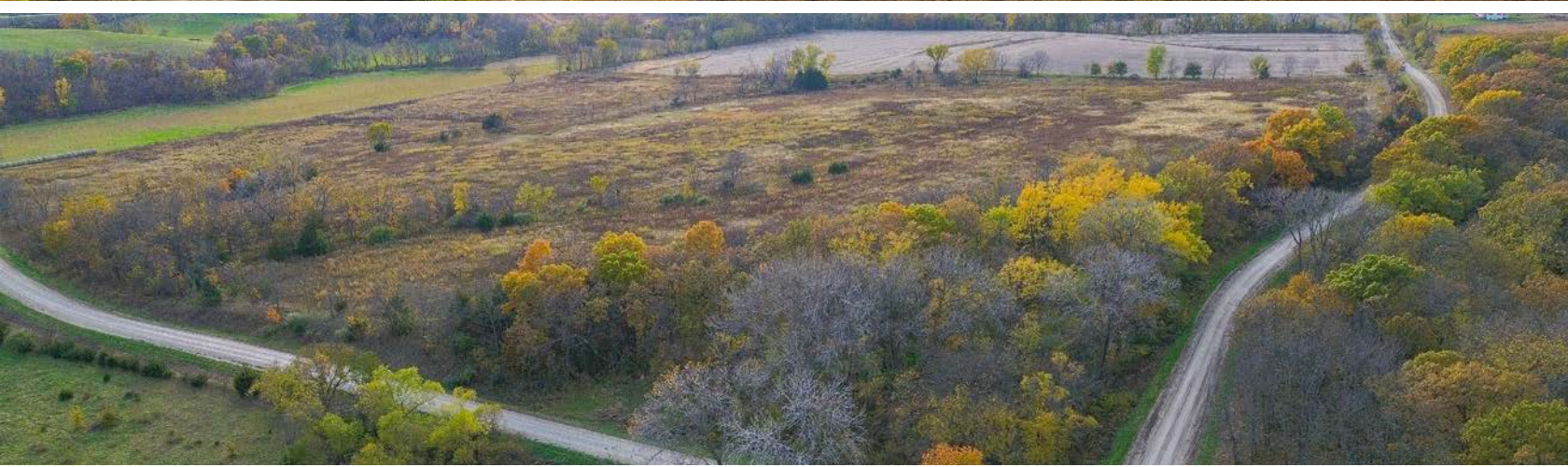
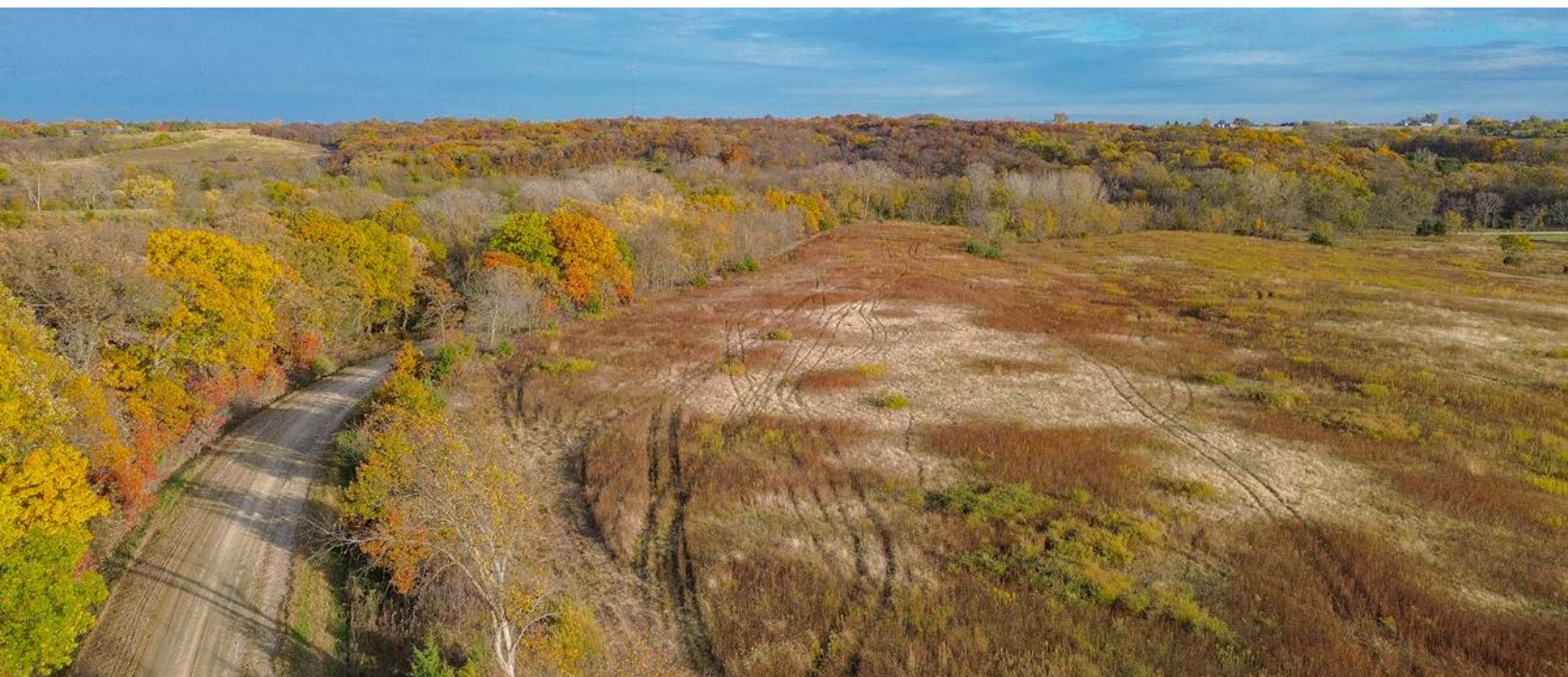
PROPERTY FEATURES

PRICE: **\$189,000** | COUNTY: **MADISON** | STATE: **IOWA** | ACRES: **12.6**

- 12.6 +/- acres in Madison County, IA
- Scenic hilltop build site with beautiful countryside views
- Located just ½ mile from a paved road
- Rural water nearby and electric available at the road
- Natural travel corridors ideal for whitetail deer activity
- Enrolled in CRP through September 2030, paying \$144/acre annually
- Mix of open grassland and native habitat
- Quiet setting with minimal traffic and gentle topography
- 15 minutes from Winterset and 30 minutes from I-35
- Showings by appointment only



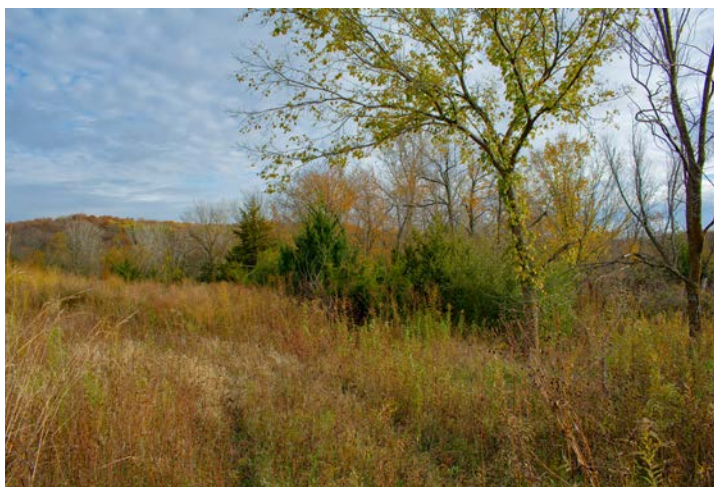
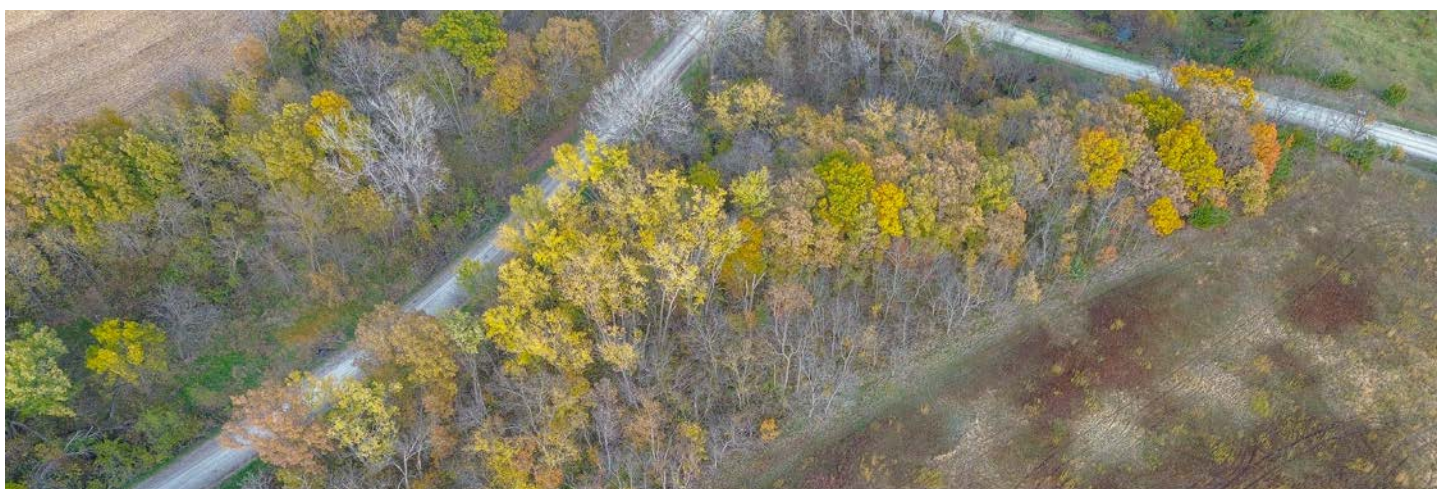
SCENIC HILLTOP BUILD SITE



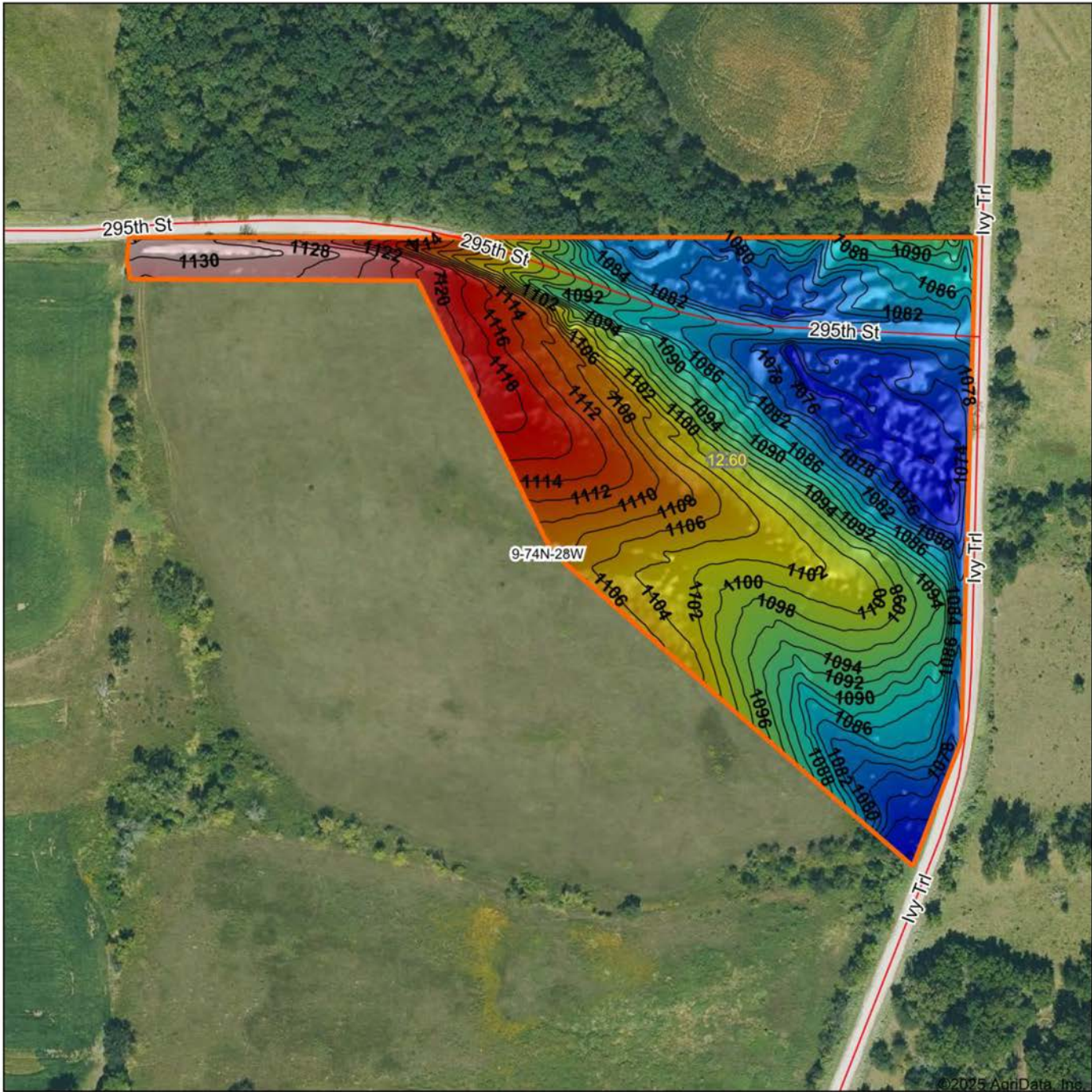
OPEN GRASSLAND



1,400 ACRES OF PASTURE & GRASSLAND



HILLSHADE MAP



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 1 meter dem
Interval(ft): 2
Min: 1,071.7
Max: 1,133.2
Range: 61.5
Average: 1,095.0
Standard Deviation: 14.93 ft

0ft 236ft 473ft

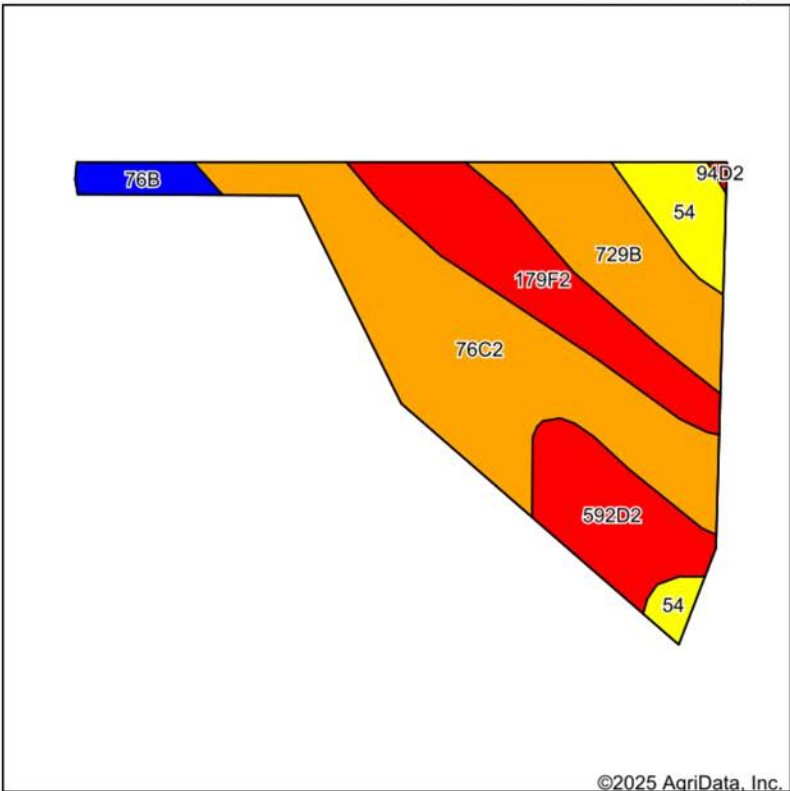


10/31/2025

9-74N-28W
Madison County
Iowa

Boundary Center: 41° 13' 13.58, -94° 4' 41.8

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Madison**
Location: **9-74N-28W**
Township: **Monroe**
Acres: **12.6**
Date: **10/31/2025**



Maps Provided By:



Area Symbol: IA121, Soil Area Version: 29									
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	5.14	40.8%		IIIe	75	77	77	65
179F2	Gara loam, dissected till plain, 18 to 25 percent slopes, eroded	2.35	18.7%		VIIe	16	55	55	36
729B	Nodaway-Martinsburg silt loams, 2 to 5 percent slopes	2.06	16.3%		Vw	77	86	86	80
592D2	Mystic loam, 9 to 14 percent slopes, moderately eroded	1.71	13.6%		IVe	5	73	73	56
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.96	7.6%		IIw	67	63	58	63
76B	Ladoga silt loam, 2 to 5 percent slopes	0.38	3.0%		Ile	86	83	83	77
Weighted Average					4.10	54.5	*n 72.9	*n 72.6	*n 61

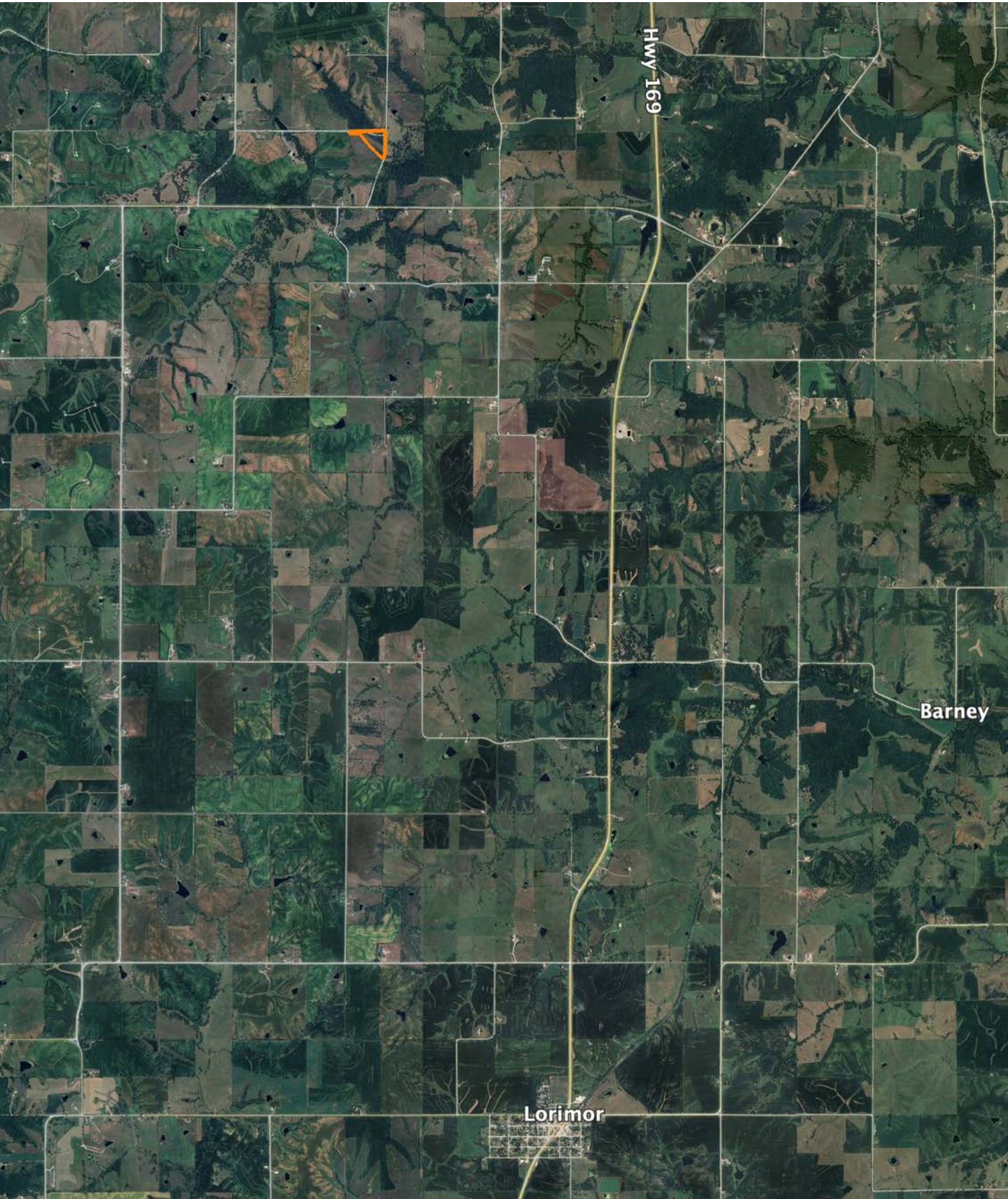
**IA has updated the CSR values for each county to CSR2.

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

OVERVIEW MAP



AGENT CONTACT

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



MidwestLandGroup.com

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