

MIDWEST LAND GROUP PRESENTS

61.5 ACRES IN

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# MADISON COUNTY IOWA



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# EXCELLENT 61.5 +/- ACRE HUNTING TRACT WITH MULTIPLE BUILD SITES

Discover 61.5 +/- acres of rolling Madison County countryside that combines recreation, seclusion, and convenience. This diverse property features a mix of mature oak timber and open ground, offering both exceptional wildlife habitat and opportunities for future development or agricultural use. A year-round water source flows through the center, providing reliable water and enhancing the property's appeal for whitetail deer and other wildlife.

With a potential build site, paved road frontage, and access to electric, rural water, and new fiber optic

internet, this property is well-suited for a future home or weekend getaway. The open ground offers potential for row crops or food plots, while the new fencing adds functionality for hobby farming or livestock.

Located just 15 minutes from Winterset and 30 minutes from I-35, this property provides the rare combination of country privacy with easy access to town and major routes. Whether you're looking for a recreational retreat, a place to build your dream home, or a sound land investment, this beautiful Madison County property checks every box.



# PROPERTY FEATURES

COUNTY: **MADISON** | STATE: **IOWA** | ACRES: **61.5**

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- 61.5 +/- acres in Madison County, IA
- Abundant mature oak trees throughout
- Excellent food sources and cover to support a strong whitetail deer population
- Deer trails all throughout the property
- Year-round water source running through the center of the property
- Paved road frontage with convenient access
- Potential build site
- Electric, rural water, and new fiber optic service available at the road
- Large open area suitable for row crop production
- New fencing along approximately three-quarters of the property
- Located 15 minutes from Winterset and 30 minutes from I-35
- Showings by appointment only



# ABUNDANT MATURE OAK TREES

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This diverse property features a mix of mature oak timber and open ground, offering both exceptional wildlife habitat and opportunities for future development or agricultural use.



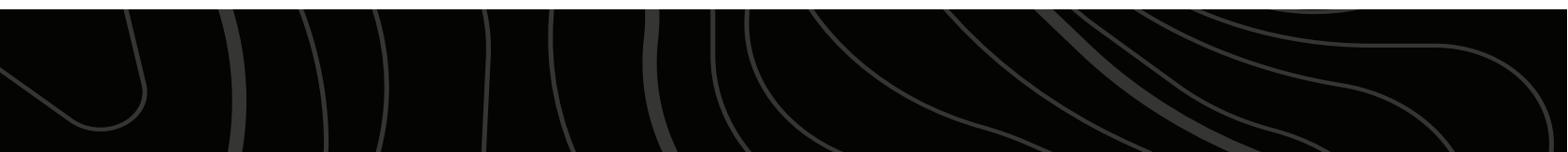
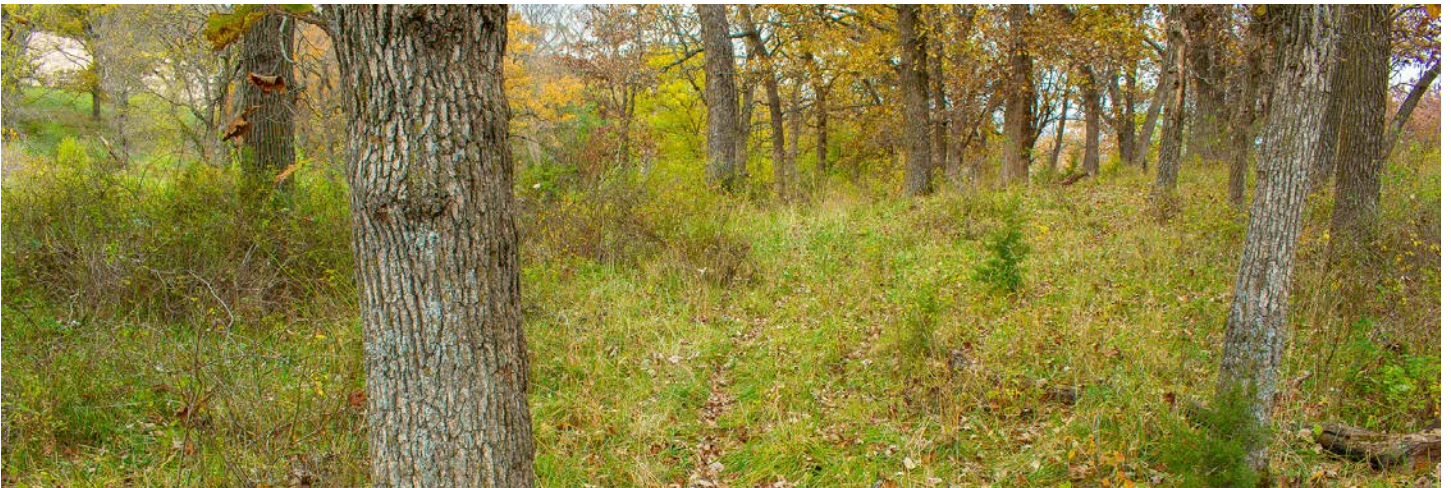
# YEAR-ROUND WATER SOURCE

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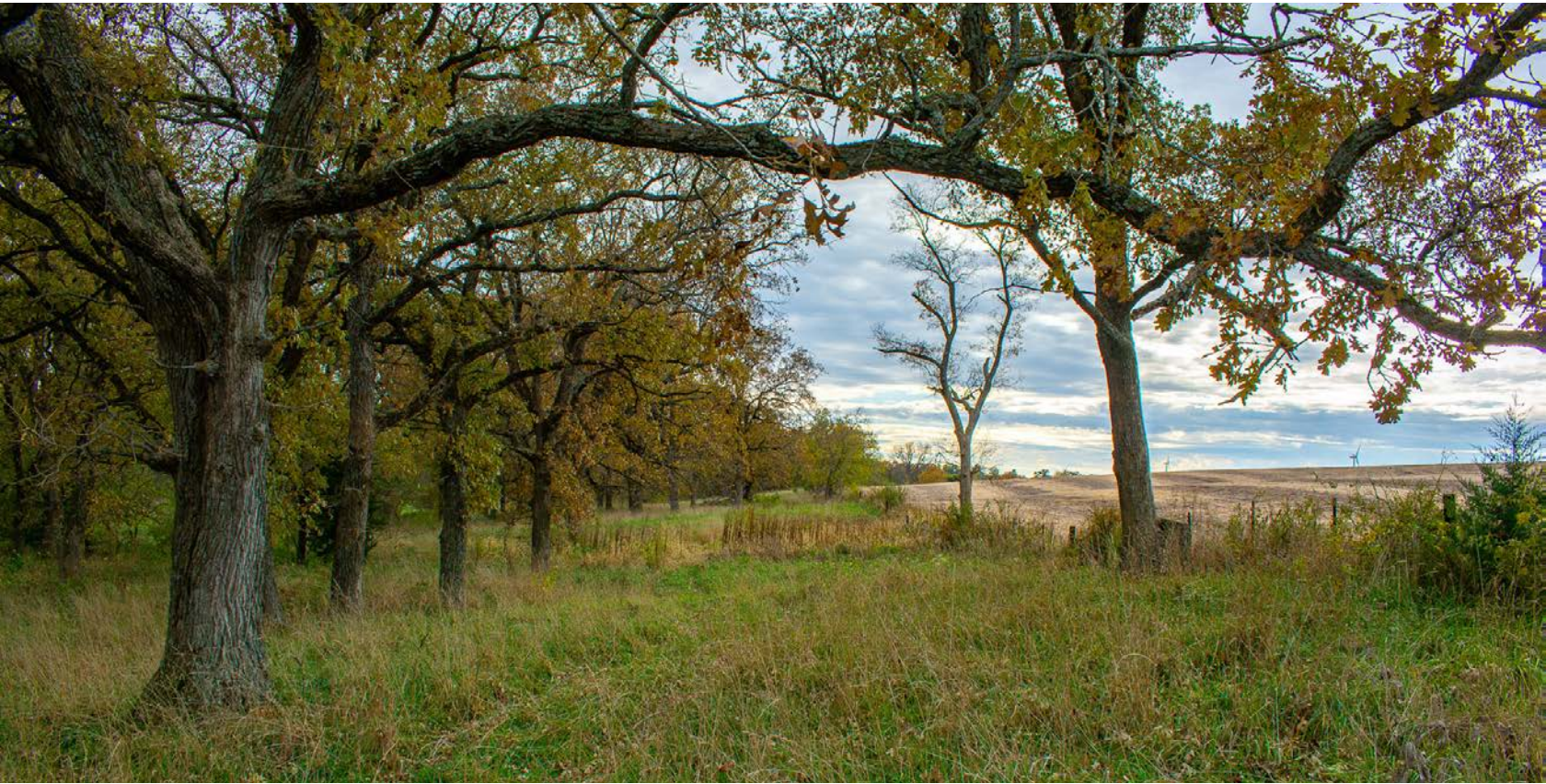
# DEER TRAILS

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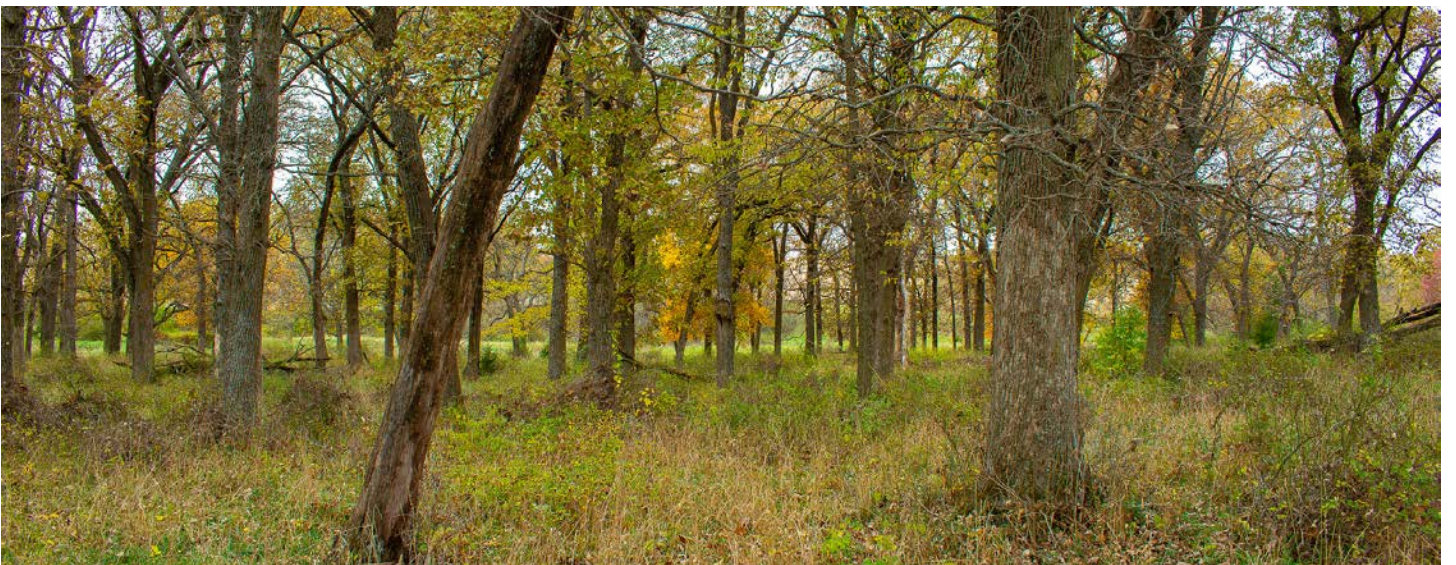
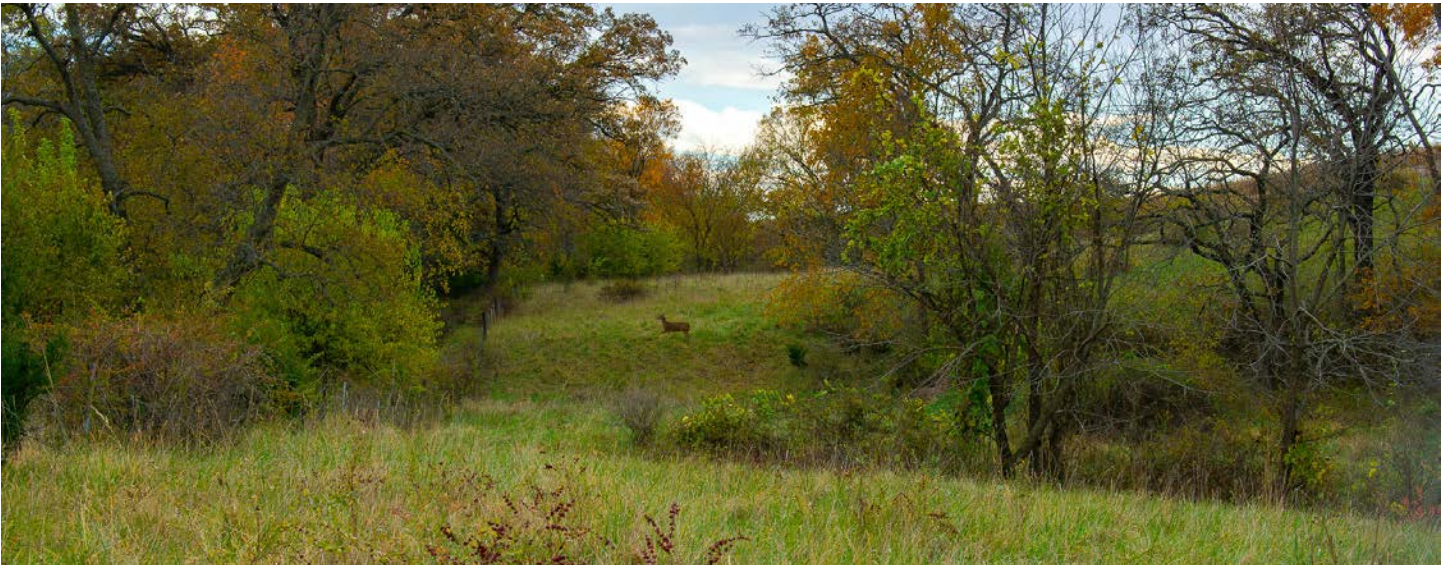
# POTENTIAL BUILDING SITES

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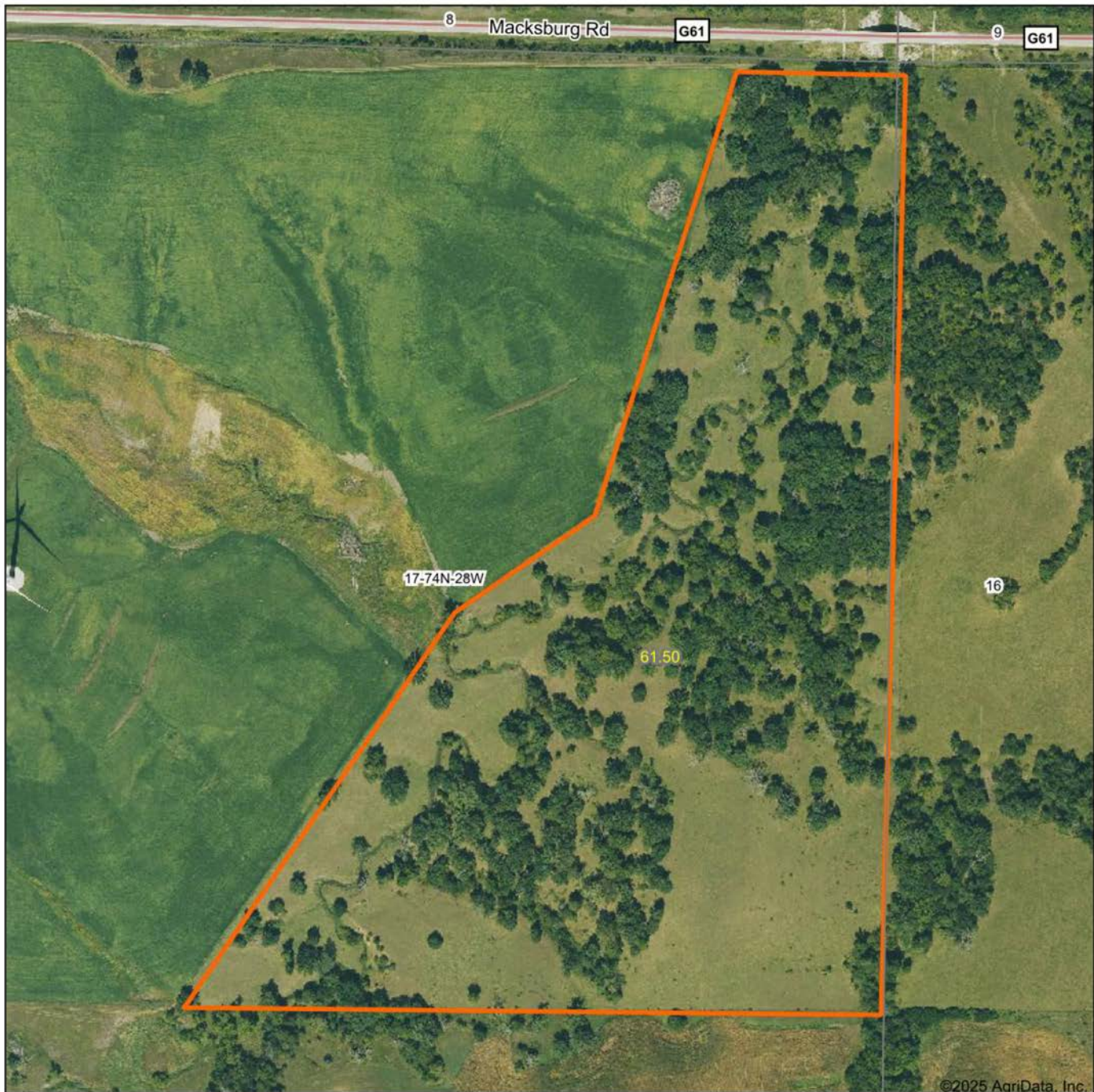


# ADDITIONAL PHOTOS

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# AERIAL MAP



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Boundary Center: 41° 12' 38.66, -94° 5' 37.67

0ft 421ft 842ft



Maps Provided By:



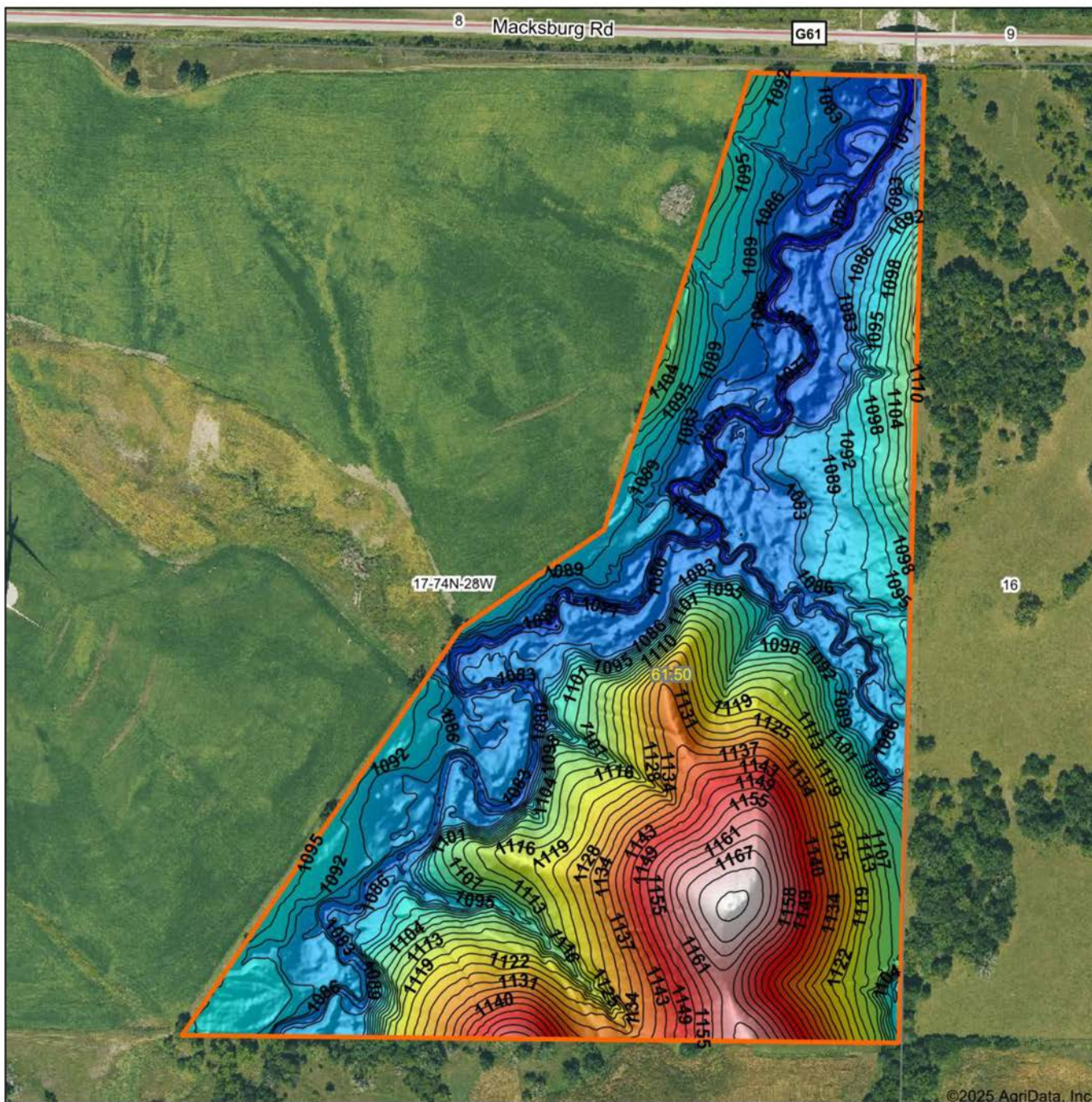
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**17-74N-28W**  
**Madison County**  
**Iowa**



10/31/2025

# HILLSHADE MAP



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Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem  
Interval(ft): 3

Min: 1,067.9

Max: 1,173.8

Range: 105.9

Average: 1,104.6

Standard Deviation: 25.3 ft

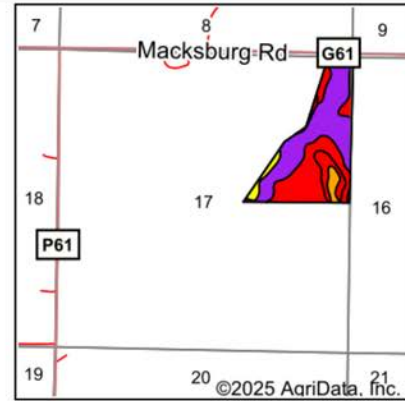
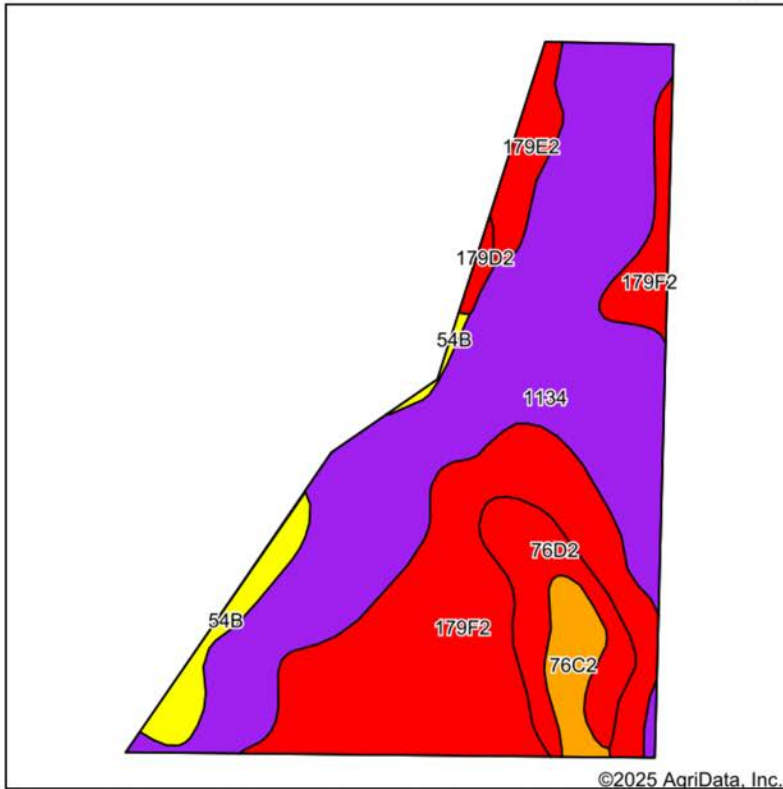


10/31/2025

**17-74N-28W**  
**Madison County**  
**Iowa**

Boundary Center: 41° 12' 38.66, -94° 5' 37.67

# SOILS MAP



State: **Iowa**  
 County: **Madison**  
 Location: **17-74N-28W**  
 Township: **Monroe**  
 Acres: **61.5**  
 Date: **10/31/2025**



Maps Provided By:



Soils data provided by USDA and NRCS.

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	
1134	Colo, frequently flooded-Ely silty clay loams, gullied, 2 to 5 percent slopes	29.87	48.5%	<span style="display:inline-block; width:10px; height:10px; background-color:purple;"></span>	Ile	59	45	7	45	
179F2	Gara loam, dissected till plain, 18 to 25 percent slopes, eroded	19.90	32.4%	<span style="display:inline-block; width:10px; height:10px; background-color:red;"></span>	Vlle	16	55	55	36	
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	4.66	7.6%	<span style="display:inline-block; width:10px; height:10px; background-color:orange;"></span>	Ille	49	74	74	61	
54B	Zook silty clay loam, 2 to 5 percent slopes	2.37	3.9%	<span style="display:inline-block; width:10px; height:10px; background-color:yellow;"></span>	Ilw	70	64	56	64	
76C2	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes, eroded	2.22	3.6%	<span style="display:inline-block; width:10px; height:10px; background-color:lightorange;"></span>	Ille	75	77	77	65	
179E2	Gara loam, dissected till plain, 14 to 18 percent slopes, eroded	2.09	3.4%	<span style="display:inline-block; width:10px; height:10px; background-color:red;"></span>	Vle	32	70	70	49	
179D2	Gara loam, dissected till plain, 9 to 14 percent slopes, eroded	0.39	0.6%	<span style="display:inline-block; width:10px; height:10px; background-color:red;"></span>	IVe	43	73	73	52	
<b>Weighted Average</b>						<b>3.88</b>	<b>44.3</b>	<b>*n 53.3</b>	<b>*n 34.6</b>	<b>*n 44.9</b>

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

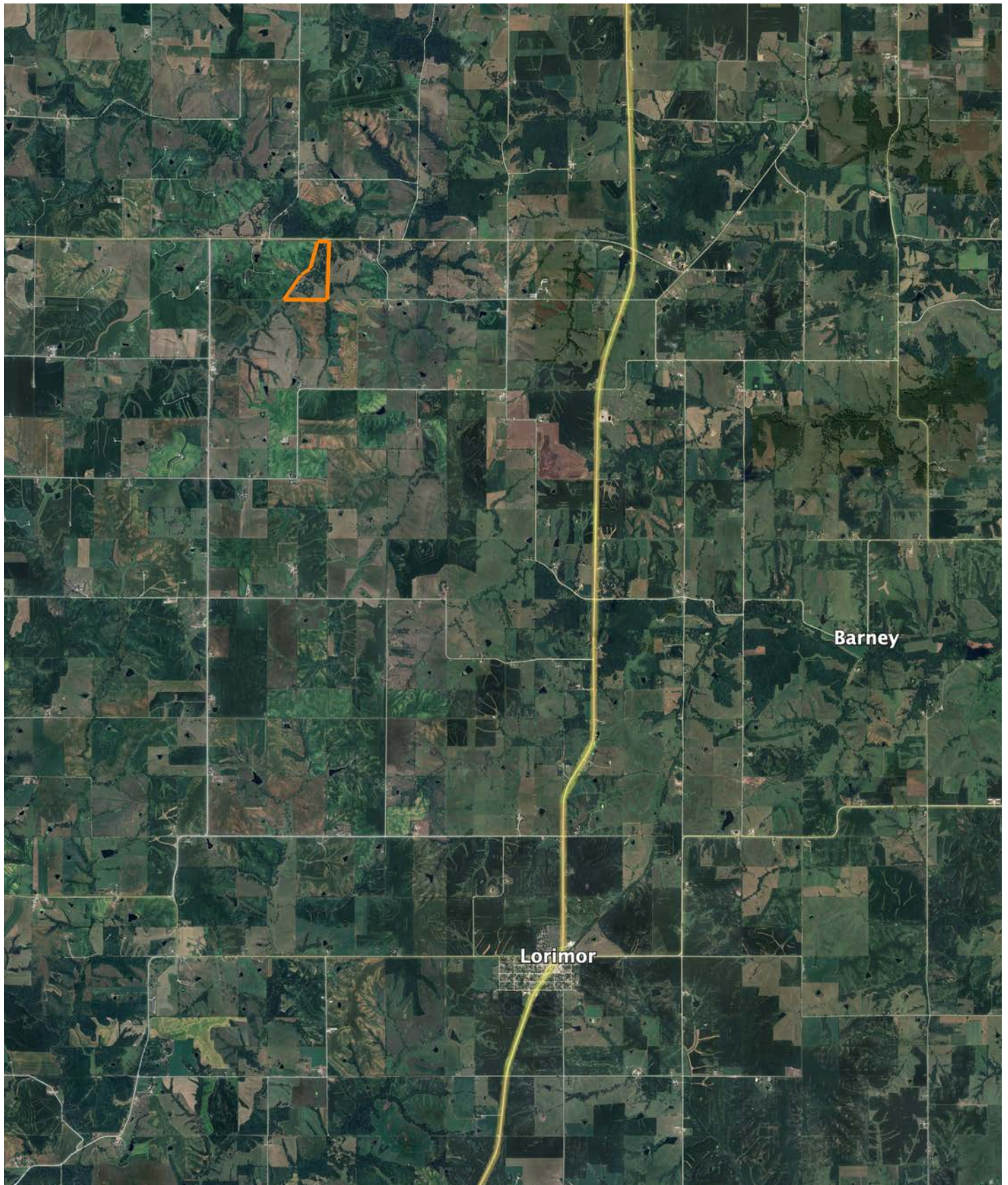
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# OVERVIEW MAP

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## 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

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**MidwestLandGroup.com**

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