

MIDWEST LAND GROUP PRESENTS

70 ACRES IN

MADISON COUNTY IOWA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL TILLABLE & PASTURE FARM WITH RANCH HOME AND MULTIPLE OUTBUILDINGS - MADISON COUNTY, IOWA

Discover an exceptional opportunity to own a fully operational farm in the heart of Madison County. This well-maintained 70 +/- acre property offers an ideal blend of productive tillable acres, functional pasture, quality infrastructure, and a welcoming ranch home—perfect for row-crop, cow/calf, or hobby farm operations.

This 70+/- acre farm offers a highly functional blend of productive land and well-planned livestock infrastructure. It includes 35 acres of quality tillable ground with a strong 73 CSR2 weighted average, complemented by 23 acres of fenced pasture that is fully separated from the cropland for easy management. Livestock handling is made efficient with three well-designed cattle lots, a convenient sorting area, and three automatic waterers—servicing both the sorting and common lots. An alleyway connects to two buildings, ensuring smooth livestock movement and an organized workflow throughout the operation.

The property features a comfortable ranch-style modular home built in 2002, offering 1,582 square feet on the main level with three bedrooms and two full baths. A full basement provides an additional approximately 800

square feet of finished space, including an additional 1/2 bath. There is an attached two-car garage, adding to everyday convenience. Well-suited for family living or farm management, the home pairs functionality with ample room to grow. The acreage is further enhanced by a collection of high-quality outbuildings, including a 42'x81' Morton building, a 64'x40' Morton building, a 48'x72' steel utility building, and a 16'x40' loafing shed. Together, these structures offer extensive storage, livestock shelter, and equipment space, making the property versatile and valuable.

Just 5 miles south of Earlham and a short drive from Waukee, West Des Moines, and the entire Des Moines Metro, this beautiful farm offers the perfect blend of peaceful country living with unbeatable convenience. Rolling Madison County scenery surrounds you—wide-open views, gentle rises, and picturesque pastureland create a backdrop that's as functional as it is stunning.

This farm is ideal for operators or buyers seeking a well-improved, versatile property in a highly desirable area of Madison County.

PROPERTY FEATURES

COUNTY: **MADISON** | STATE: **IOWA** | ACRES: **70**

Farm highlights

- 70 +/- total acres of diverse, productive land
- 35 acres of quality tillable ground with a 73 CSR2 weighted average
- 23 acres of fenced pasture, completely separated from cropland
- Three well-designed cattle lots, including a convenient sorting area
- Three automatic waterers, including units serving the sorting and common lots
- Alleyway with access to two buildings, providing efficient livestock movement and workflow

Home

- Ranch-style modular home (built 2002)
- 1,582 sq. ft. on main level
- 3 bedrooms, 2.5 baths
- Full basement with approximately 800 sq. ft. finished
- Attached 2-car garage
- A comfortable and functional home with ample space for family living or farm management

Outbuildings

- 42'x81' Morton building (3,402 sq. ft.)
- 64'x40' Morton building (2,560 sq. ft.)
- 48'x72' steel utility building (3,456 sq. ft.)
- 16'x40' loafing shed (640 sq. ft.)

Additional information

- 5 miles south of Earlham
- 25 miles SW of Waukee
- 35 miles from downtown Des Moines
- 2023 Property Taxes: \$3,608



70 +/- TOTAL ACRES



35 ACRES OF QUALITY TILLABLE GROUND



23 ACRES OF FENCED PASTURE



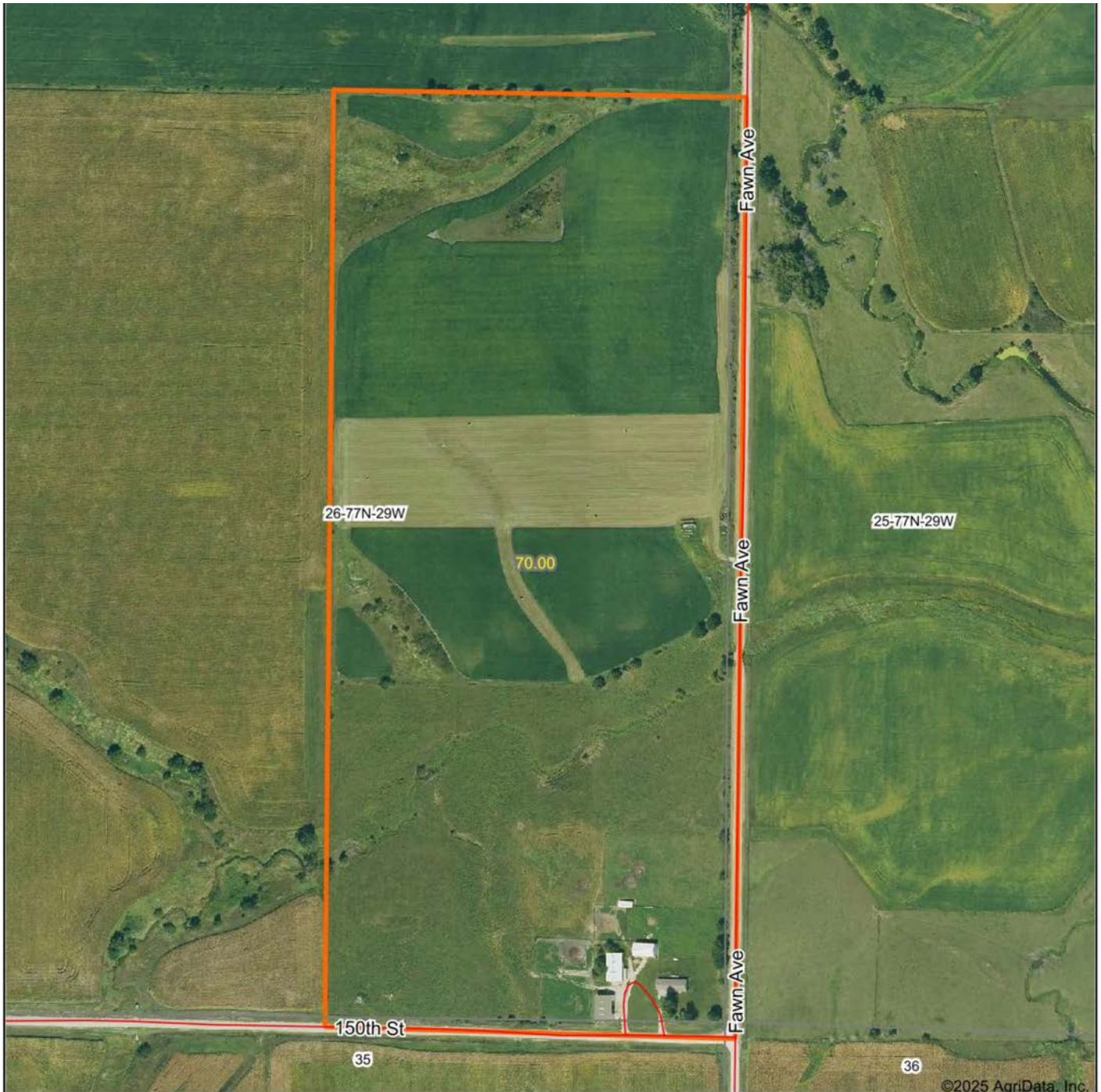
RANCH-STYLE MODULAR HOME



NUMEROUS OUTBUILDINGS



AERIAL MAP



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Boundary Center: 41° 26' 6.1, -94° 8' 55.28

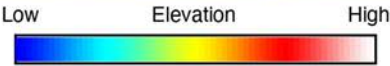
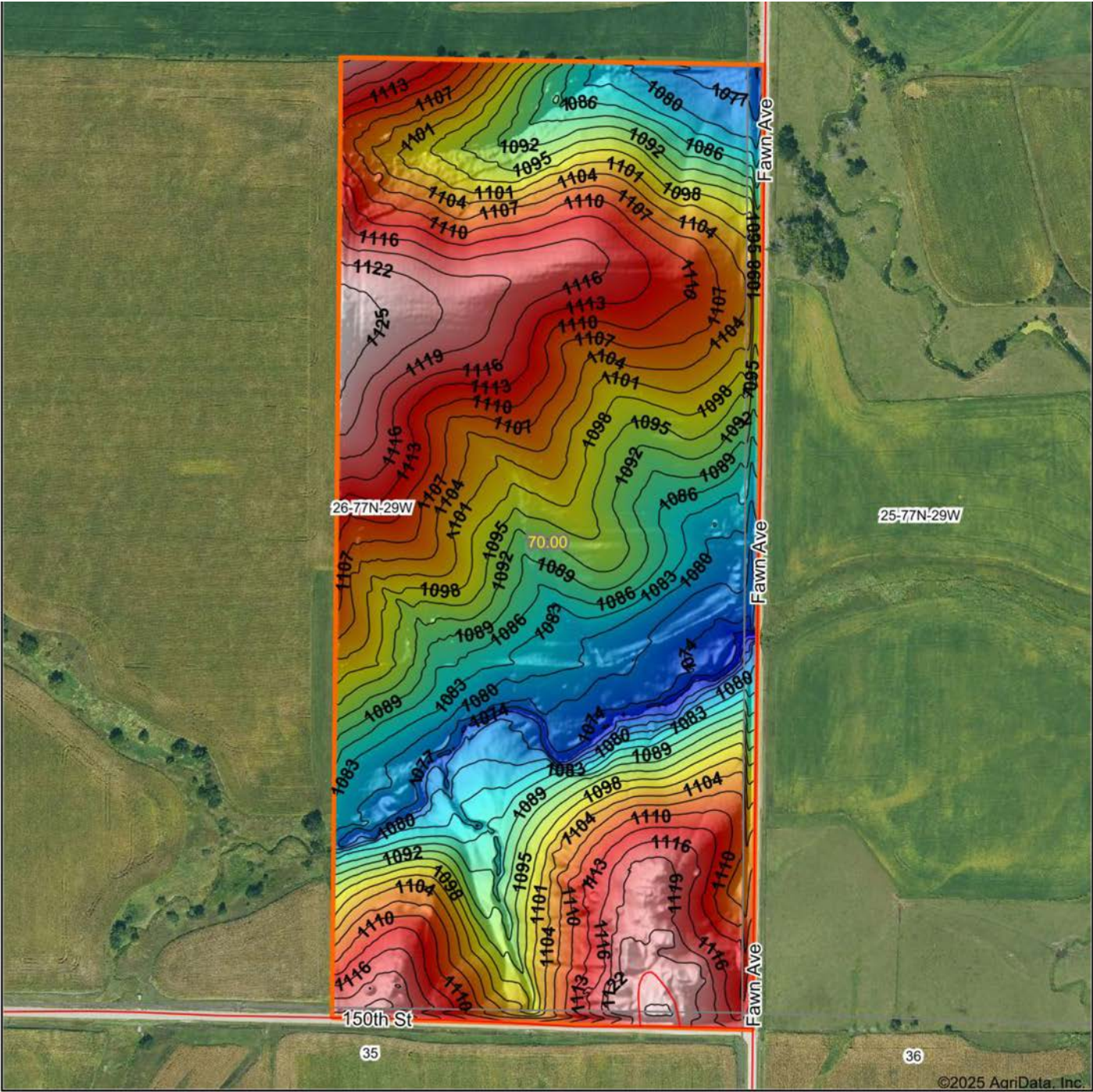
26-77N-29W
Madison County
Iowa

0ft 438ft 877ft



8/6/2025

HILLSHADE MAP



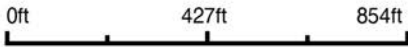
Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 3
Min: 1,069.1
Max: 1,127.5
Range: 58.4
Average: 1,099.7
Standard Deviation: 14.14 ft



8/6/2025

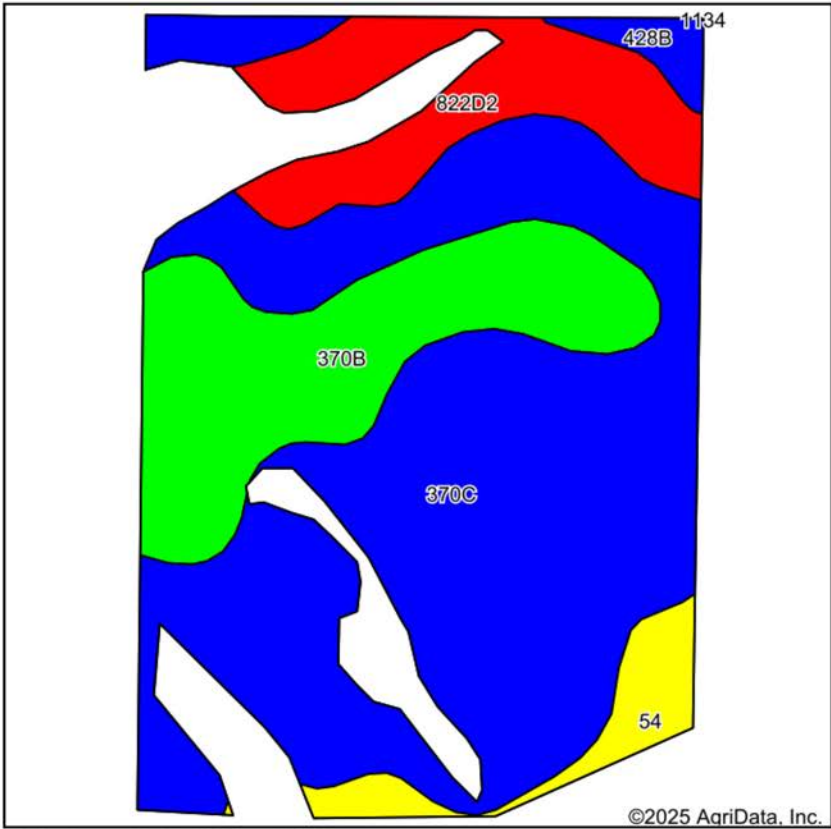
26-77N-29W

Madison County

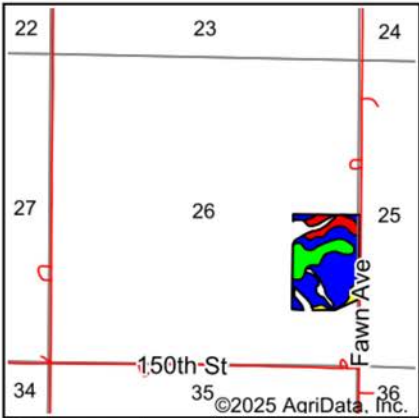
Iowa

Boundary Center: 41° 26' 6.1, -94° 8' 55.28

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Madison**
Location: **26-77N-29W**
Township: **Penn**
Acres: **36.58**
Date: **8/6/2025**



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Area Symbol: IA121, Soil Area Version: 28

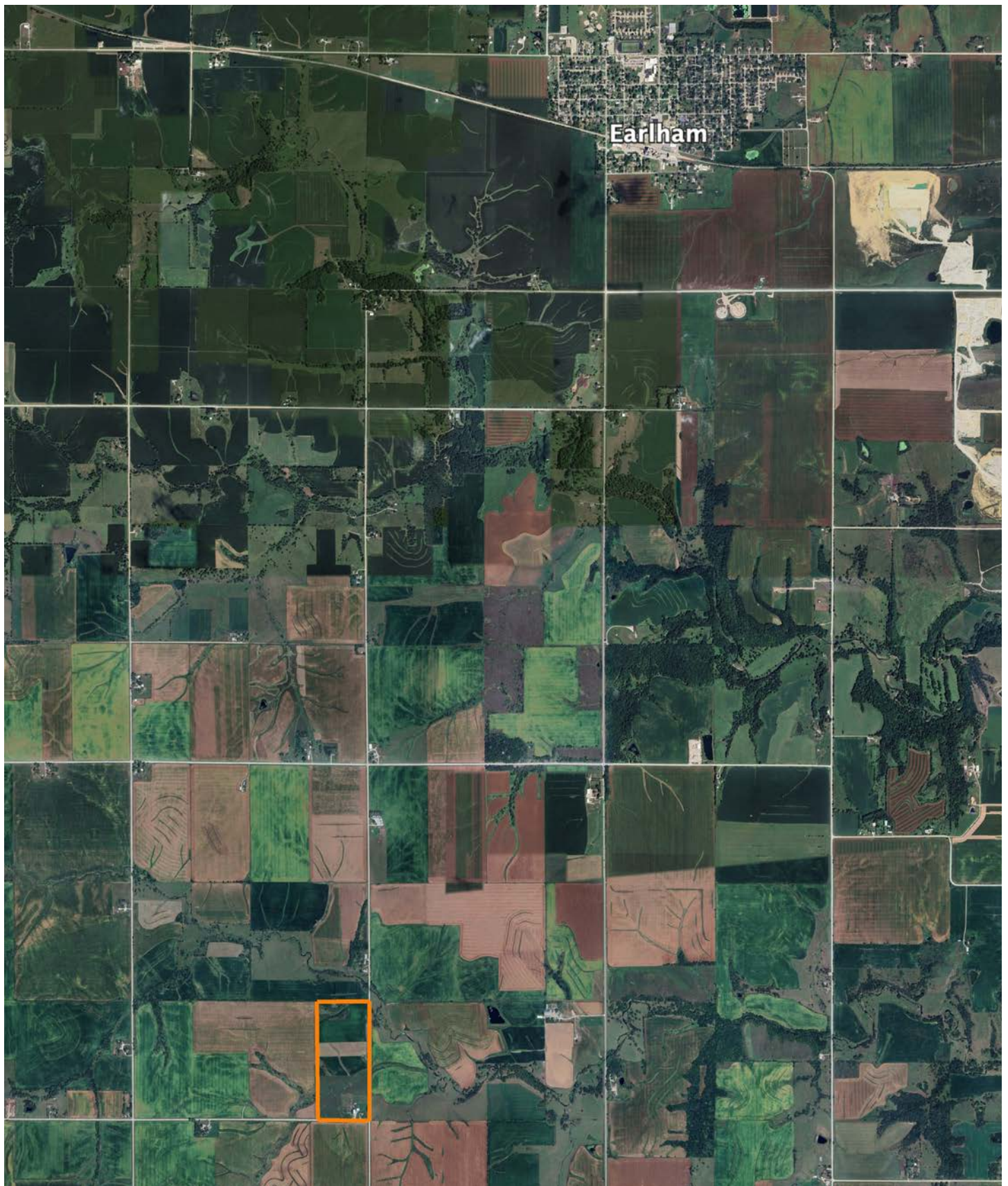
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	22.07	60.4%		IIIe	81	89	89	76
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	7.57	20.7%		Ile	91	92	92	79
822D2	Lamoni clay loam, 9 to 14 percent slopes, eroded	4.73	12.9%		IVe	7	57	57	40
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	1.62	4.4%		IIw	67	63	58	63
428B	Ely silty clay loam, dissected till plain, 2 to 5 percent slopes	0.59	1.6%		Ile	88	95	95	79
Weighted Average					2.86	73	*n 84.4	*n 84.2	*n 71.4

**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

Sean is a licensed real estate broker with Midwest Land Group, specializing in helping individuals and families achieve their dream of land ownership. With a passion for assisting others in realizing their goals, Sean takes great pride in his ability to guide clients through the intricate process of real estate transactions.

Beyond his professional endeavors, Sean finds solace and fulfillment in the great outdoors. As an avid bowhunter and passionate fisherman, he relishes every opportunity to immerse himself in nature's beauty. This love for outdoor activities not only fuels his personal interests but also enhances his understanding of properties and their potential for recreational enjoyment.

Sean's dedication extends beyond his work and hobbies to his role as a devoted father. With three beautiful children, he finds immense joy in supporting and cheering them on in their sports and extracurricular activities. Through this experience, Sean has developed a deep understanding of the importance of balance, teamwork, and perseverance.

Prior to his successful career in real estate, Sean honed his leadership and relationship-building skills while managing a Fortune 500 company. This invaluable experience has equipped him with a unique perspective and a keen ability to connect with people from all walks of life. Sean's unwavering commitment to his clients, combined with his strong work ethic, ensures that he consistently goes above and beyond to meet their needs.

With a genuine passion for helping others and a tireless dedication to his craft, Sean embodies the qualities of a trustworthy and hardworking real estate broker. Whether you are a first-time buyer or an experienced investor, Sean is ready to guide you through every step of the real estate journey, providing you with exceptional service and expertise that you can rely on.



SEAN STEWART,
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