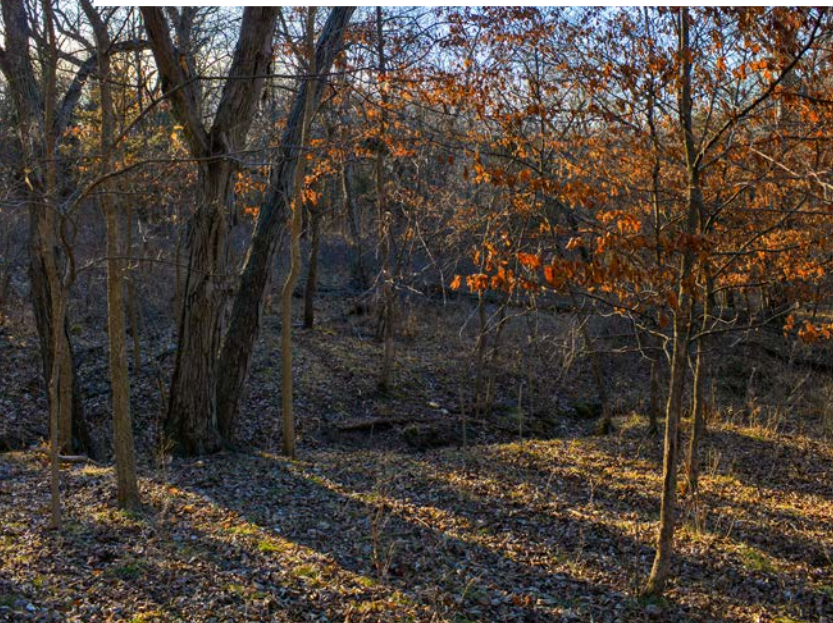


MIDWEST LAND GROUP PRESENTS



**4.88 ACRES**  
**MADISON COUNTY, IA**

**4922 Cedar Lane, Winterset, Iowa 50273**



MIDWEST LAND GROUP IS HONORED TO PRESENT

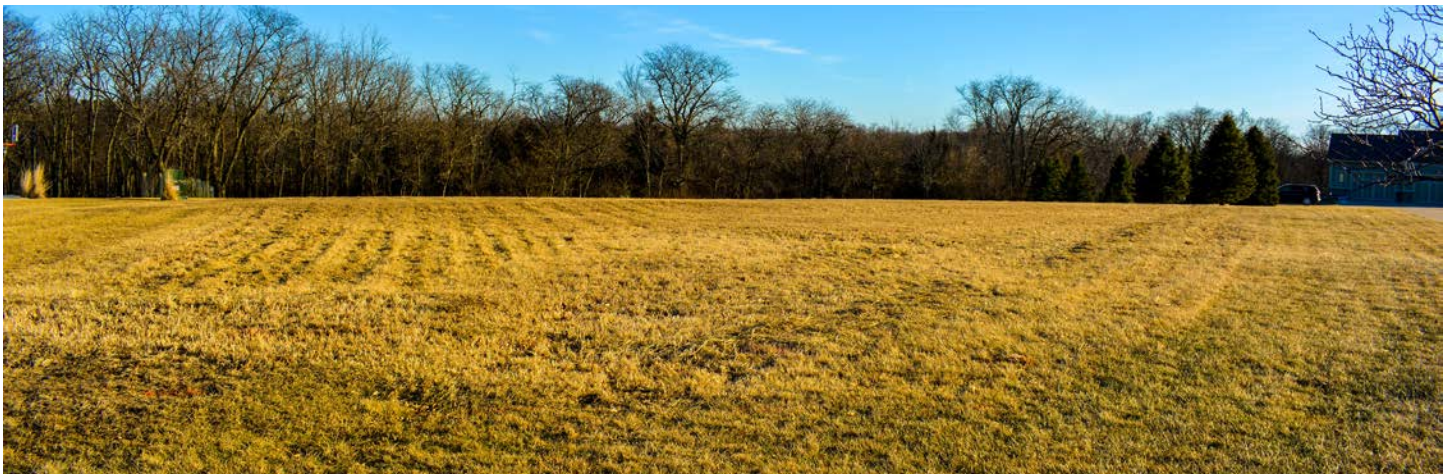
# PEACEFUL 4.88 +/- ACRE CUL-DE-SAC TIMBER LOT NEAR WINTERSSET

This 4.88 +/- acre lot sits at the end of a quiet cul-de-sac and offers a great mix of open ground and mature hardwood timber. It's the kind of setting that gives you room to spread out without losing that classic Madison County charm. There's plenty of space here for a custom home, a shop, or whatever else you've been dreaming about building.

The location is hard to beat, being peaceful and private, but still close to everything you need. The property is located in the Winterset School District and is

approximately 28 minutes from West Des Moines. You're also just a short drive from Lakeview Country Club and Cedar Lake for golf, fishing, and weekend relaxation. Wildlife is everywhere in this area, and it's not uncommon to see whitetails right in the backyard.

With no gravel road frontage and easy access back to town, this lot is well-positioned from the start. It's a great opportunity to create the kind of place you won't want to leave.



## PROPERTY FEATURES

COUNTY: **MADISON** | STATE: **IOWA** | ACRES: **4.88**

- Buildable lot
- Located on a quiet cul-de-sac
- Lush grass lot with mature hardwood timber
- Ample space for a custom home, outbuildings, or recreational use
- Situated in the Winterset School District
- Travel corridor for wildlife in your backyard
- Only 28 minutes from West Des Moines
- Close proximity to Lakeview Country Club and Cedar Lake
- No gravel road frontages—easy, clean access
- Peaceful rural setting with nearby modern conveniences

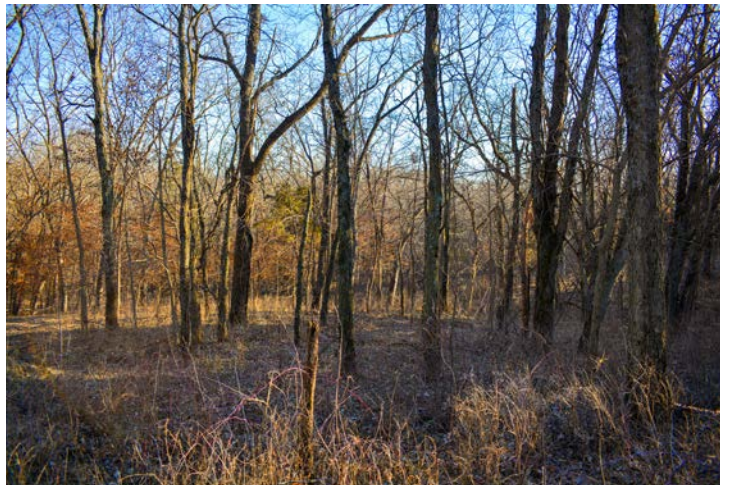
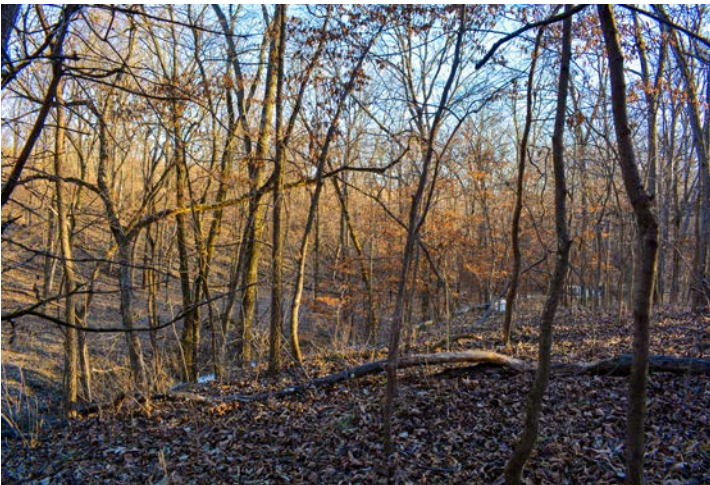
LOCATED ON QUIET CUL-DE-SAC

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MATURE HARDWOOD TIMBER

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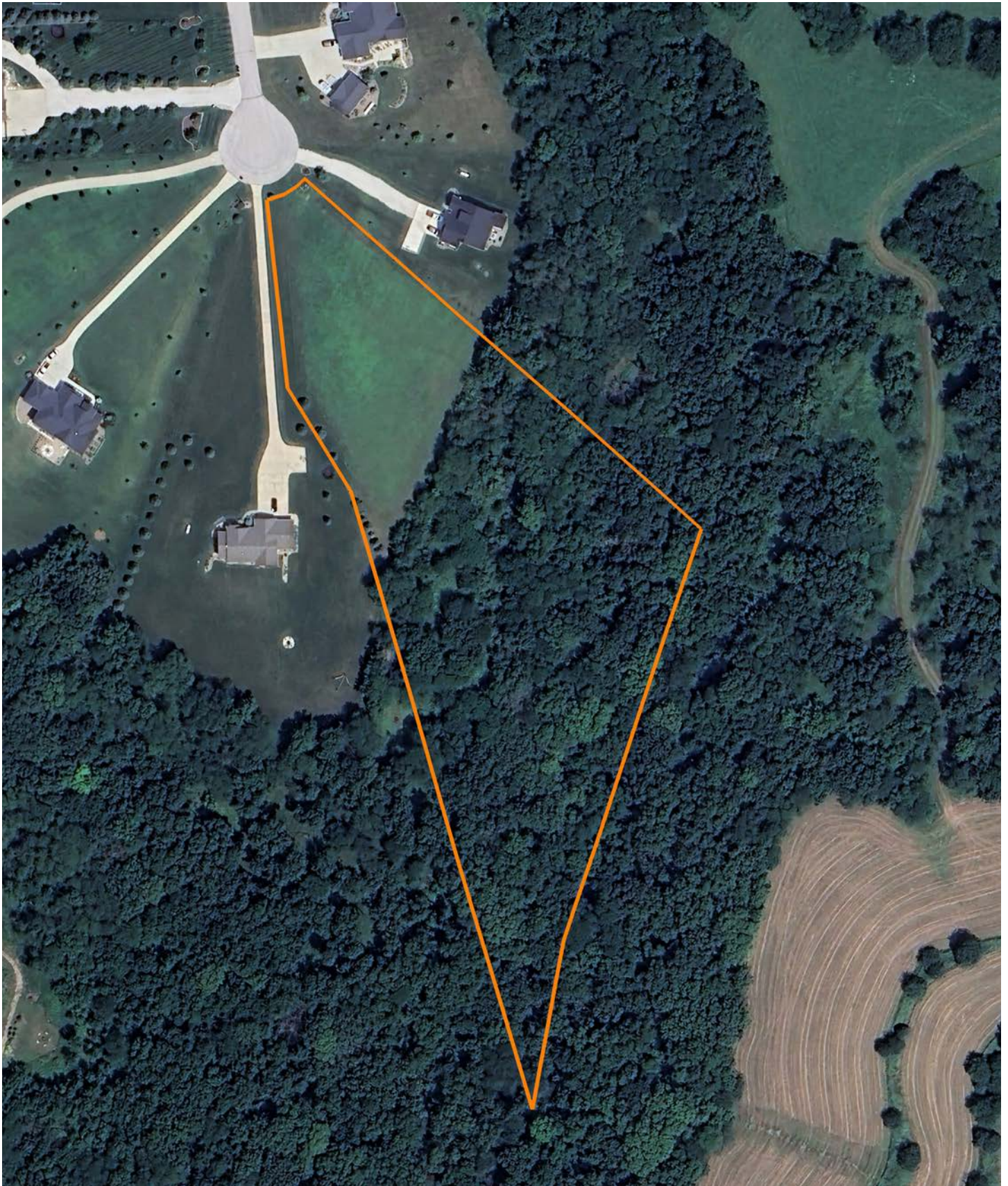
# CLOSE PROXIMITY TO CEDAR LAKE

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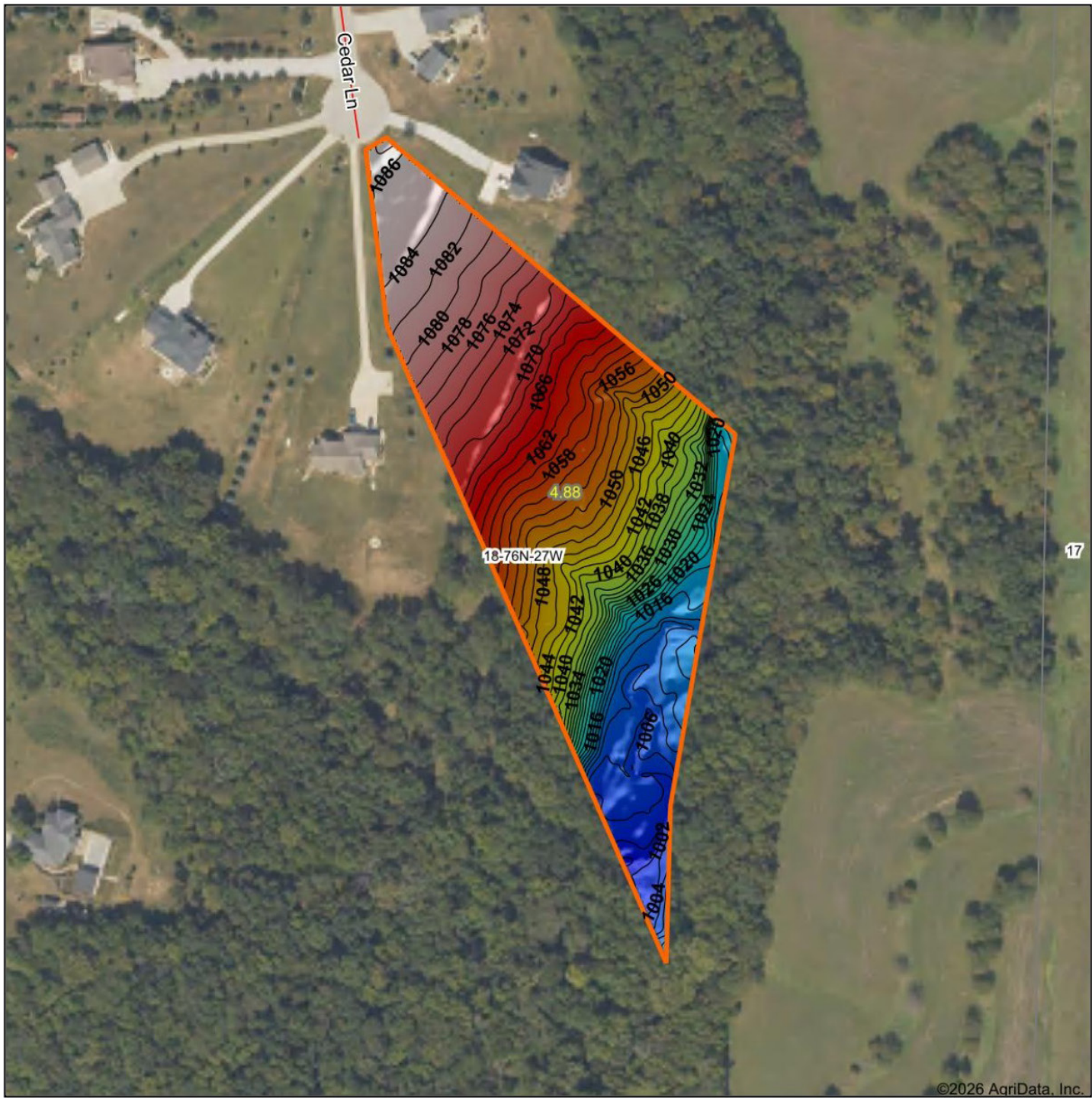


# AERIAL MAP

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# HILLSHADE MAP



Low Elevation High



Maps Provided By:



Source: USGS 1 meter dem

Interval(ft): 2

Min: 999.4

Max: 1,086.8

Range: 87.4

Average: 1,048.9

Standard Deviation: 25.85 ft

0ft 202ft 403ft

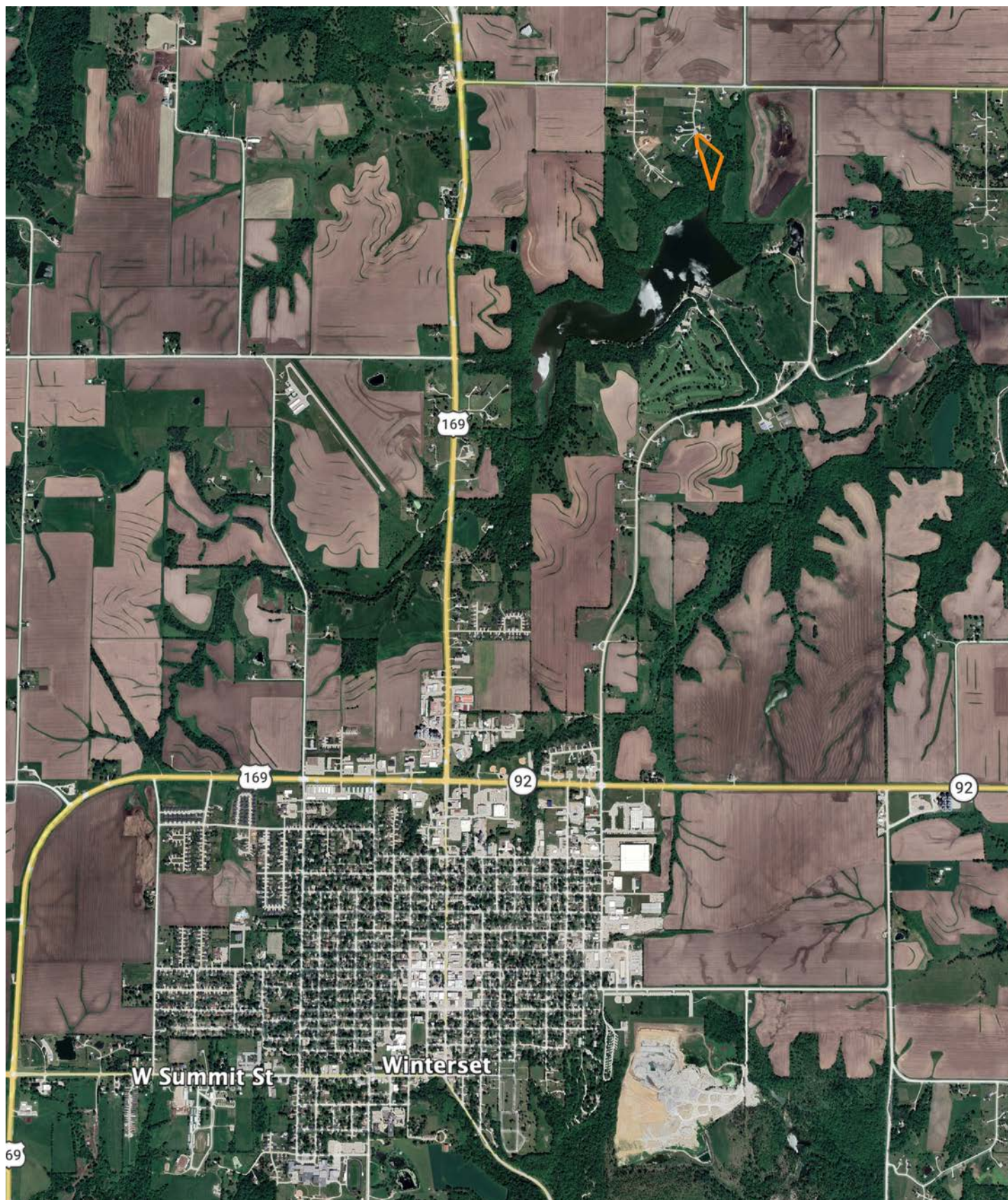


2/1/2026

18-76N-27W  
Madison County  
Iowa

Boundary Center: 41° 32' 35.91" N 93° 50' 45.12" W

# 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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