

MIDWEST LAND GROUP PRESENTS

30 ACRES IN

MONONA COUNTY IOWA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

LOESS HILLS TIMBER TRACT IN MONONA COUNTY, IOWA

You really can have it all with this Monona County, Iowa gem, nestled in the Loess Hills near Mapleton, Iowa. Mapleton has all the amenities you need to supply your stay, or would be a great place to call home! At 30 +/- acres, this right-sized recreational tract is completely turn-key with year-round activities for the whole family, including a gorgeous off-grid cabin to sleep in, so you never have to leave!

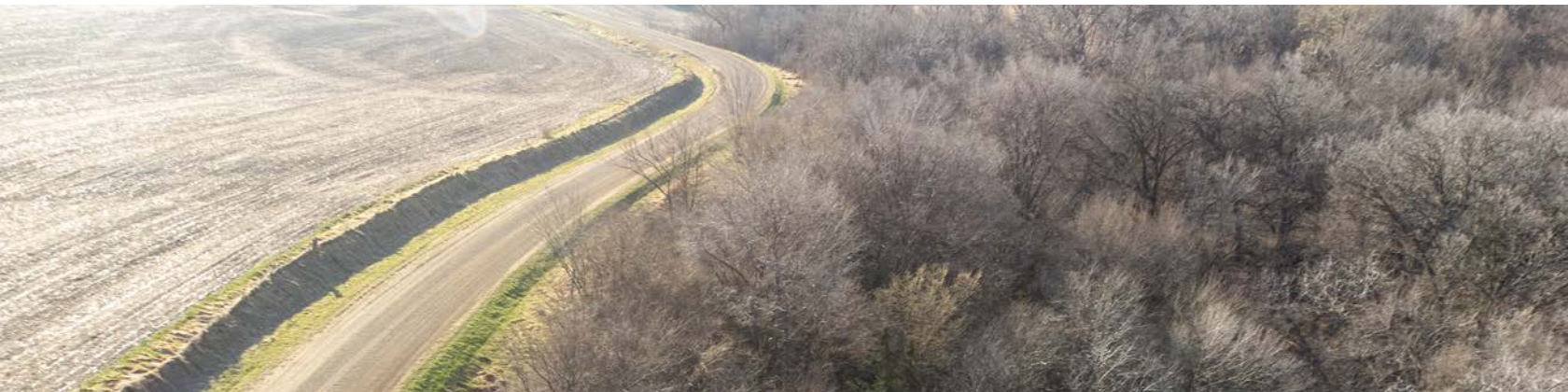
This property mostly consists of hardwood timber ridges, filled with oak and walnuts, along with a spring-fed creek meandering through the entire farm. Roughly 2.5 acres of alfalfa are currently rented and baled along the road, making a great food source for the resident wildlife. This tract has the perfect habitat to hold game and is loaded with deer and turkeys. Check out the trail camera history in the photos! In the spring, you can fill sacks of morel mushrooms right here on this farm!

Enter the property on the graveled access road that takes you past the storage container, across the spring-

fed creek, and up to the cabin. This custom-built cabin sleeps 8 and features a furnished living area, ample cabinets and countertop space, a wood-burning stove, an A/C unit, and a lovely furnished front porch overlooking the firepit and picnic area.

Walk over to the turn-key pistol range complete with open-air shelter, benches, and targets ready for practice. Take a UTV ride on over a mile of manicured trails that carry you throughout the property. The trail system takes you to multiple deer stand locations, including two premium hunting blinds on anchored stands, as well as a 300-yard rifle range complete with targets, shooting benches, and a backstop.

All of this packed into an affordable tract and only minutes from Mapleton, 40 minutes from Sioux City, and just over an hour to Omaha! You have to see this one in person to believe it! Schedule your private tour today!



PROPERTY FEATURES

COUNTY: **MONONA** | STATE: **IOWA** | ACRES: **30**

- Located in the scenic Loess Hills near Mapleton
- Turn-key setup with year-round recreation
- Custom-built off-grid cabin sleeps 8 with furnished interior
- Predominantly hardwood timber ridges with plenty of oak and walnut
- Spring-fed creek running through the entire property
- 2.5 +/- acres of rented alfalfa providing a great food source for wildlife
- Excellent hunting potential with abundant deer and turkey populations
- Established trail cam history and prime wildlife habitat
- Seasonal morel mushroom hunting opportunities
- Over 1 mile of manicured UTV trails
- Multiple deer stand locations, including two premium elevated hunting blinds
- Turn-key pistol range with shelter, benches, and targets
- 300-yard rifle range with benches, targets, and backstop
- Easy access via graveled access road
- Storage container included for equipment or gear
- Convenient location: minutes from Mapleton, 40 minutes to Sioux City, just over an hour to Omaha



CUSTOM BUILT OFF-GRID CABIN

This custom-built cabin sleeps 8 and features a furnished living area, ample cabinets and countertop space, a wood-burning stove, an A/C unit, and a lovely furnished front porch overlooking the firepit and picnic area.



SPRING-FED CREEK



HARDWOOD TIMBER RIDGES



TURN-KEY PISTOL RANGE

Walk over to the turn-key pistol range complete with open-air shelter, benches, and targets ready for practice.



MULTIPLE DEER STAND LOCATIONS

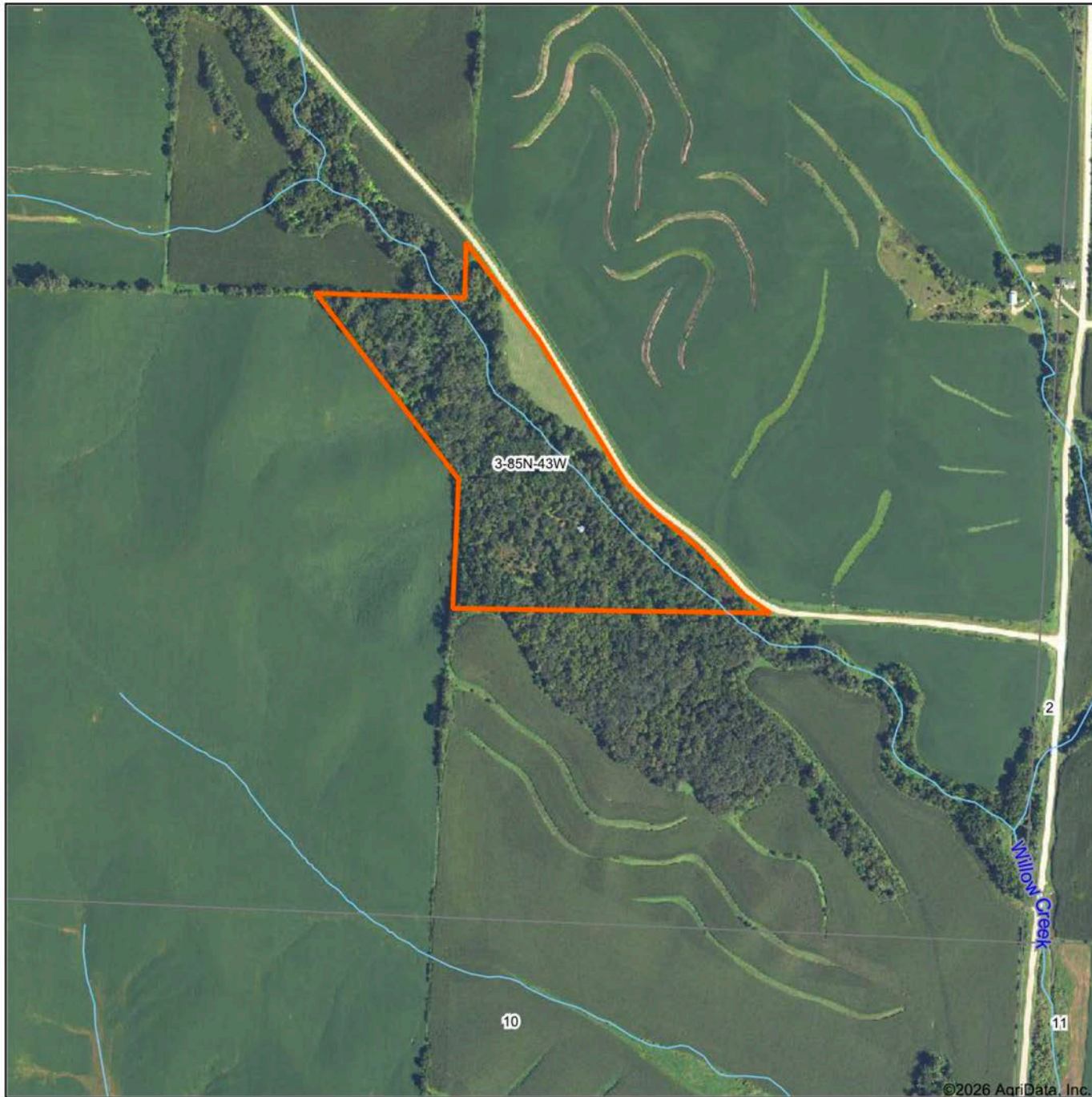


EXCELLENT HUNTING POTENTIAL

Roughly 2.5 acres of alfalfa are currently rented and baled along the road, making a great food source for the resident wildlife. This tract has the perfect habitat to hold game and is loaded with deer and turkeys.



AERIAL MAP



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Boundary Center: 42° 12' 11.6, -95° 50' 4.47

0ft 677ft 1354ft



Maps Provided By:



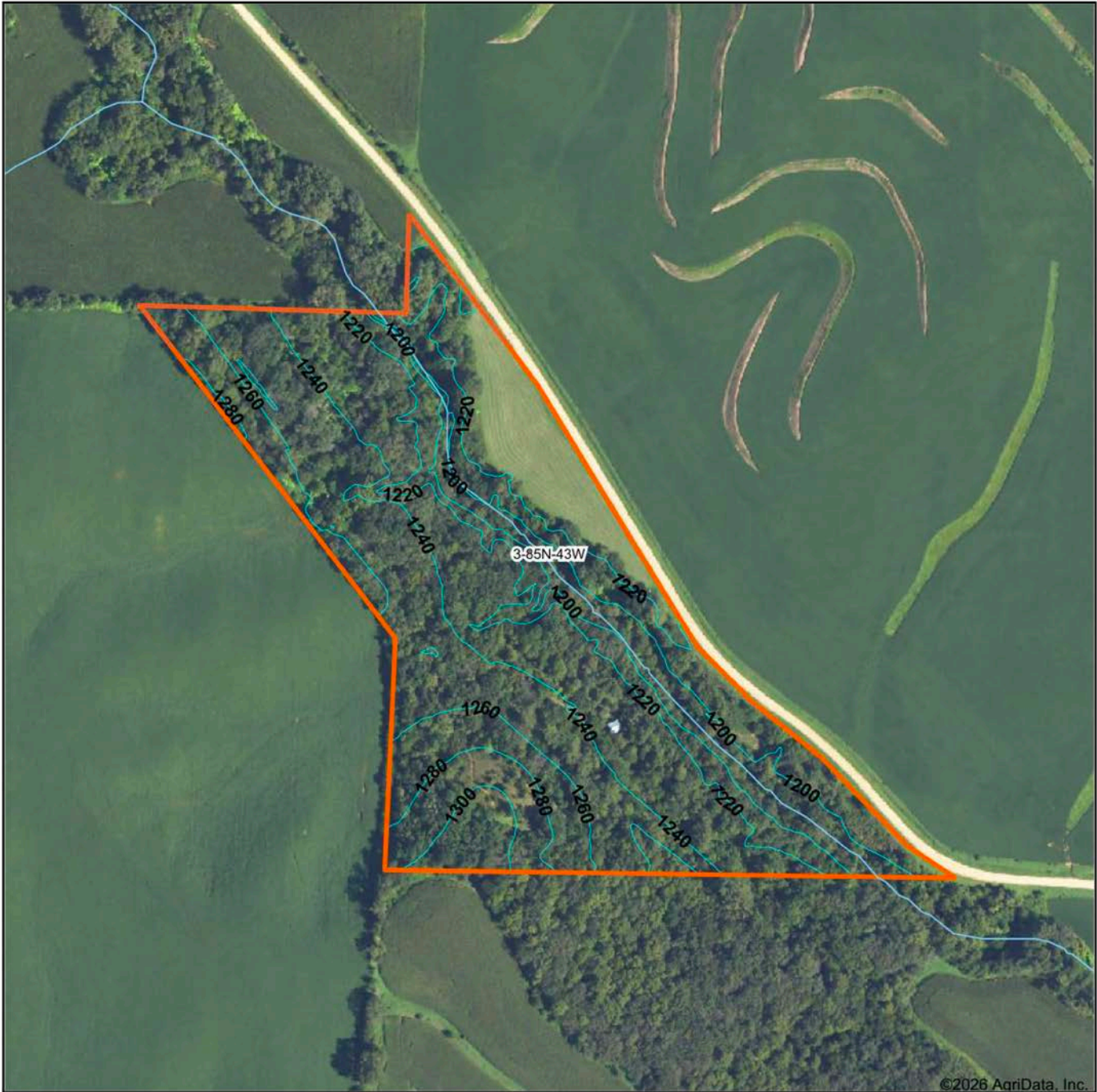
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3-85N-43W
Monona County
Iowa



4/14/2026

TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 20.0

Min: 1,183.6

Max: 1,318.7

Range: 135.1

Average: 1,236.5

Standard Deviation: 27.36 ft

0ft 377ft 753ft

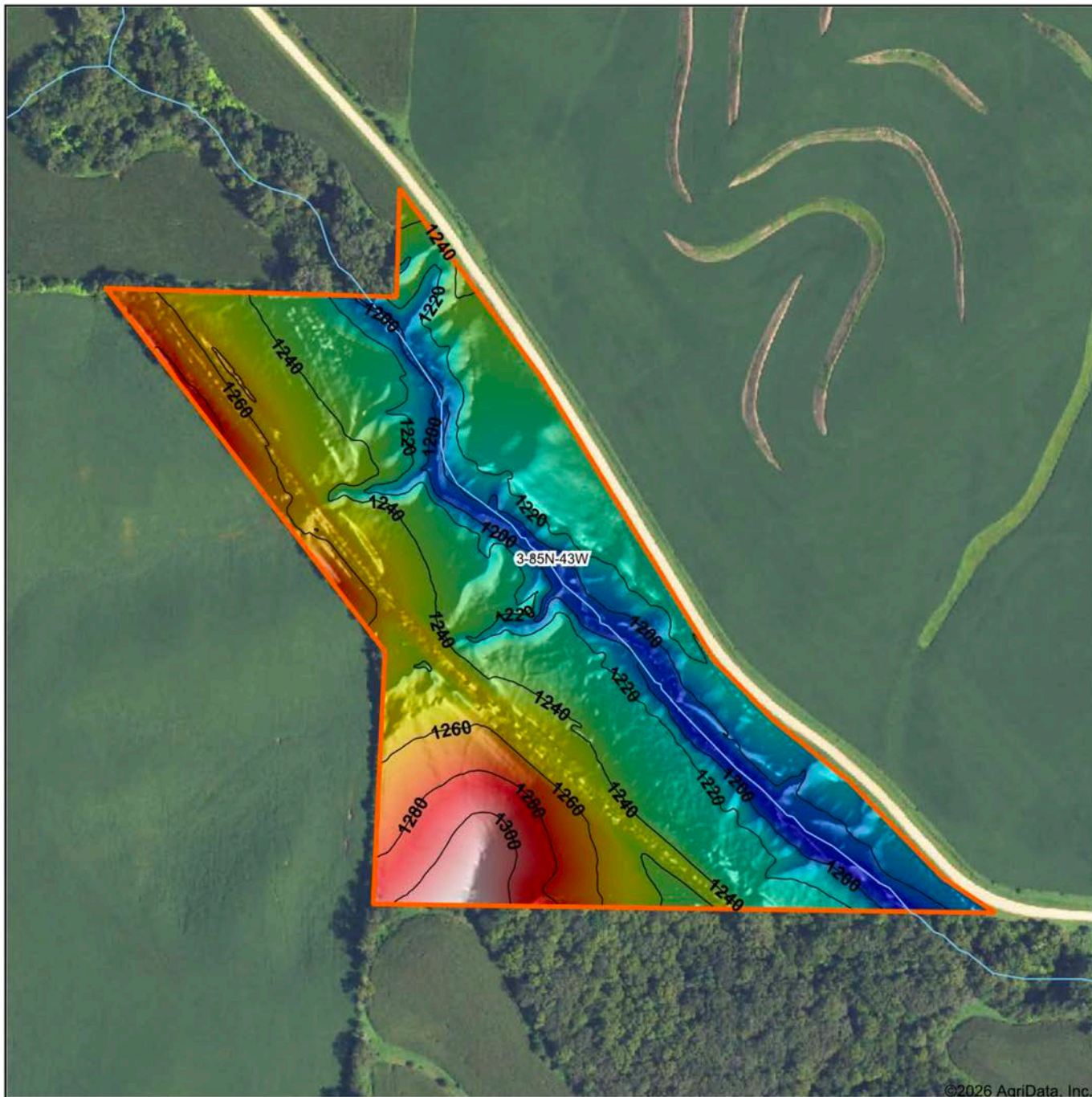


4/14/2026

3-85N-43W
Monona County
Iowa

Boundary Center: 42° 12' 11.6, -95° 50' 4.47

HILLSHADE MAP



©2026 AgriData, Inc.

Low Elevation High



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem

Interval(ft): 20

Min: 1,183.6

Max: 1,318.7

Range: 135.1

Average: 1,236.5

Standard Deviation: 27.36 ft

0ft 346ft 693ft

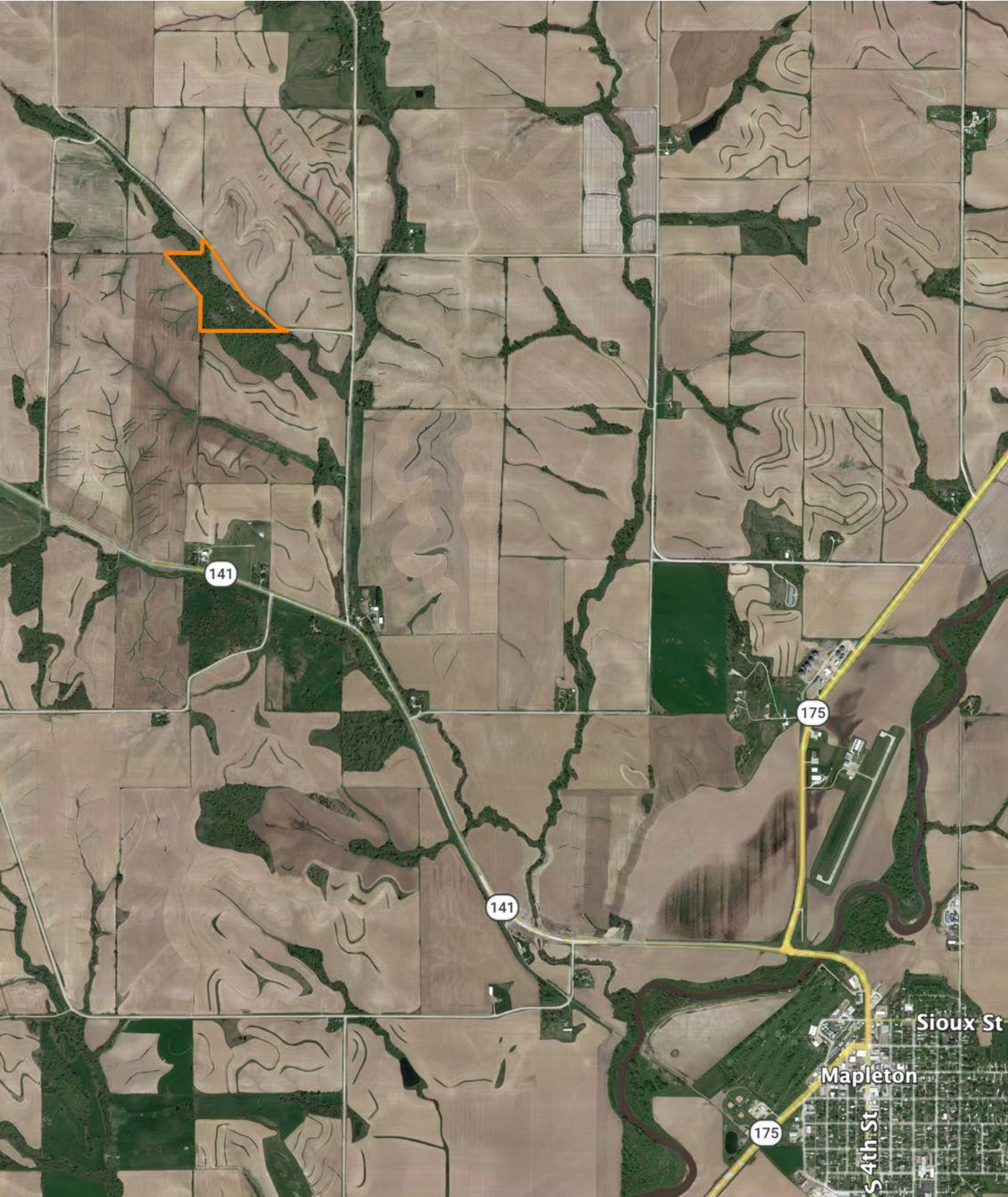


4/14/2026

3-85N-43W
Monona County
Iowa

Boundary Center: 42° 12' 11.6, -95° 50' 4.47

OVERVIEW MAP



AGENT CONTACT

Jake Crnkovich loves the outdoors. From farming and ranching to serious trophy hunting and management practices, Jake's experiences have set him up to be a model land agent. His outdoor career started by managing the Archery and Hunting Shop at Scheels. From there, he took a sales position with an outdoor and ag equipment company before finally becoming a land agent. At Midwest Land Group, Jake is able to bring his knowledge and passion for the outdoors to the very people who seek it. Raised in Ashland, between Omaha and Lincoln on the Platte River, Jake went to Ashland-Greenwood High School and the University of Nebraska at Lincoln. Today, he lives in Ashland with his wife, Nicole, their two daughters, Mackenna and Natallie, and three dogs.

When not building selling land, Jake enjoys spending time bowhunting, waterfowl hunting, competing in archery and bowfishing tournaments, fishing, airboating, dog training, camping, and enjoying sports with his family. A member of Ducks Unlimited, Bowfishers of Nebraska, Bowfishing Association of America, Nebraska Bowhunters Association, and the Sportsman's Alliance, Jake is an expert at precision bow tuning (from setup to shooter training) and excels at dissecting properties to find the best usage for the different seasons. With his diverse background in sales and customer service, Jake is able to quickly relate and cater to anyone who shares his passion for the outdoors. If this sounds like you, be sure to give Jake a call.



JAKE CRNKOVICH,
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