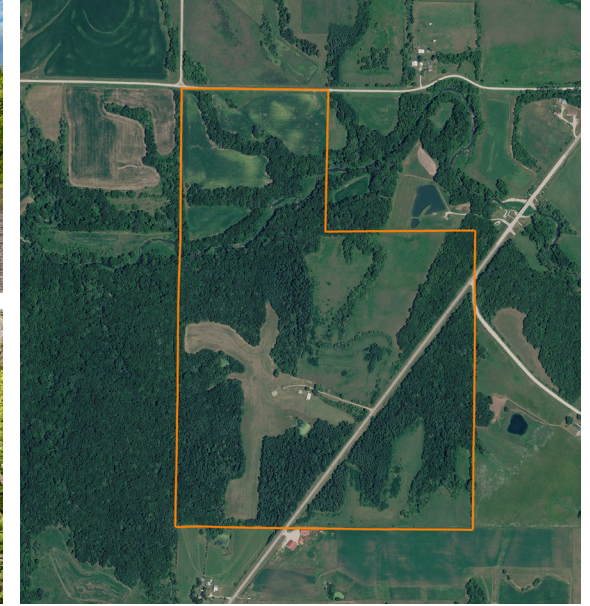


LAND FOR SALE

# 198 +/- ACRES OF MADISON COUNTY PARADISE

COUNTY: **MADISON**  
STATE: **IOWA**  
ACRES: **198**



## PROPERTY FEATURES

- Approximately 110 +/- acres of mature hardwood timber
- Approximately 37 +/- acres currently in crop production
- 39.29 acres enrolled in CRP, generating \$8,333 annually
- 1/4-acre pond tucked into the landscape
- Outstanding deer and turkey habitat with proven hunting potential
- 24.83 acres enrolled in CP33
- 14.46 acres enrolled in CP1
- 1,146 square feet 1-story home
- 2 bedrooms, 2 full bathrooms
- Full basement
- 24'x30' detached garage
- 30'x50' steel utility building

For more information, contact:

**SEAN STEWART**, Land Broker

**515.259.3541** | [SeanStewart@MidwestLandGroup.com](mailto:SeanStewart@MidwestLandGroup.com)

**MidwestLandGroup.com**

