

MIDWEST LAND GROUP PRESENTS

24 ACRES

MADISON COUNTY, IA

3035 CLARK TOWER ROAD, WINTERSET, IOWA 50273



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

NEWLY BUILT 24 +/- ACRE HOBBY FARM ON PAVEMENT IN MADISON COUNTY

If you've been searching for a place where you can spread out, raise animals, hunt, garden, and enjoy the peace and quiet of the countryside without being far from town, this 24 +/- acre property deserves a look. Located on pavement and less than 9 miles from Winterset, it offers an outstanding combination of quality improvements, usable land, and a setting that's hard to find.

Built in 2023, the ranch home was designed with both comfort and practicality in mind. It offers five bedrooms, three bathrooms, plus an additional non-conforming bedroom, with approximately 2,800 square feet of finished living space and another 2,800 square feet of unfinished basement ready for storage or future expansion. The home features ICF construction for exceptional efficiency and durability, while the attached garage was built with 2x6 walls and spray foam insulation. A solar panel system currently powers the boiler and electricity in the home and buildings.

The oversized three-door garage is a standout feature, offering 2,685 square feet with in-floor heat, floor drains, and overhead storage space. A heated mudroom,

laundry room, and full bathroom connect the garage to the home, creating the perfect transition after chores, working in the shop, or spending time outdoors.

The outbuildings are equally impressive. The 120' x 36' insulated steel building, also built in 2023, includes an office and tack room and is currently set up for horses, while the insulated 32' x 16' chicken coop with its own storage room is ready for your next flock. The entire property is fenced for horses or livestock, making it easy to move right in and put it to use.

Outside, you'll find two enormous established gardens with plenty of room to grow your own food, along with a beautiful mix of open pasture and timber that creates excellent habitat for deer, turkey, and other wildlife. Whether your passion is riding horses, hobby farming, hunting, or simply enjoying country life, this property offers the flexibility to make it your own.

With agricultural zoning, annual property taxes of just \$3,656, and located in the Winterset School District, this is the kind of property that's becoming increasingly difficult to find.



PROPERTY FEATURES

COUNTY: **MADISON** | STATE: **IOWA** | ACRES: **24**

- 24 +/- acre pasture/timber combo farm on pavement
- 5 bedroom (additional non-conforming), 3 bathroom ranch built in 2023
- 2,800 square foot living area with 2,800 square foot unfinished basement
- 2,685 square foot, 3-door, fully insulated garage with in-floor heat, floor drains and storage above
- ICF foundation and walls in home
- 2x6 stick-framed garage with spray foam insulation
- A mudroom/laundry room/bathroom with in-floor heat connects the home and garage
- Solar panel system powers the boiler and current electricity on the property
- New septic system in 2023
- 120'x36' fully insulated steel building with office and tack room built in 2023 - currently used for horses
- 32'x16' fully insulated chicken coop with storage
- 2 enormous planted gardens
- Property is fully fenced for horses or livestock
- Great hunting with plentiful wildlife
- Zoned as agricultural with annual property taxes of \$3,656
- Winterset school district



CUSTOM BUILT RANCH HOME

Built in 2023, the ranch home was designed with both comfort and practicality in mind. It offers five bedrooms, three bathrooms, plus an additional non-conforming bedroom, with approximately 2,800 square feet of finished living space and another 2,800 square feet of unfinished basement ready for storage or future expansion.



2,800 SQUARE FOOT BASEMENT



HEATED GARAGE WITH STORAGE ABOVE

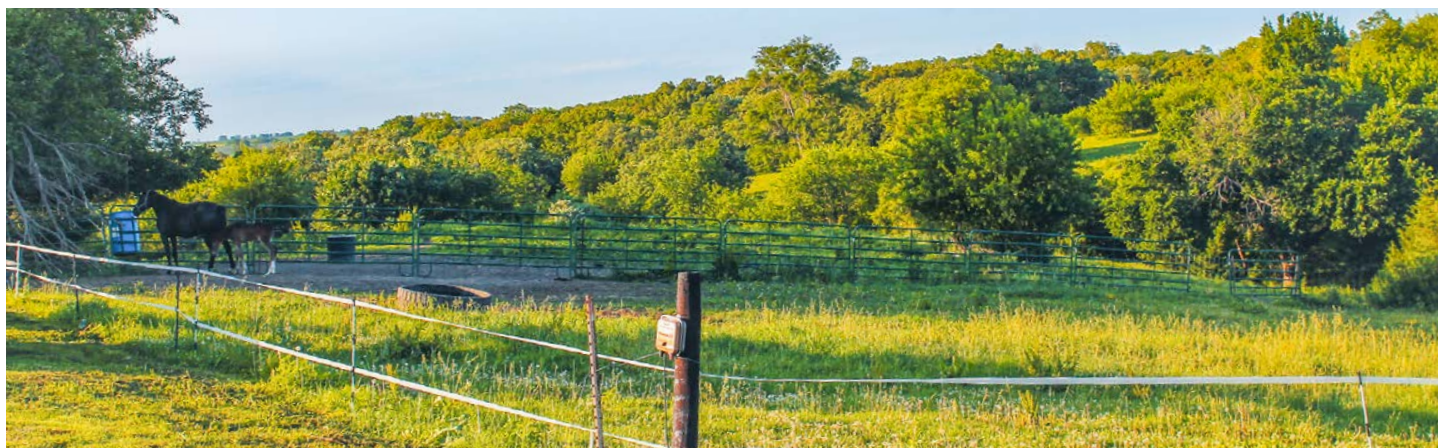
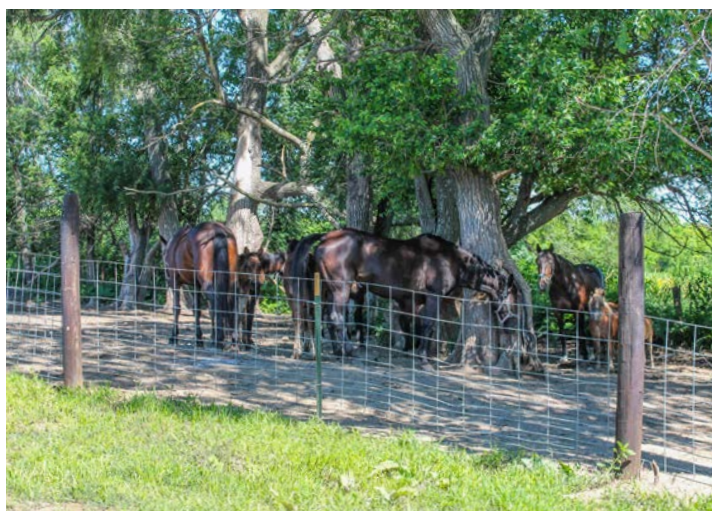


2 ENORMOUS PLANTED GARDENS

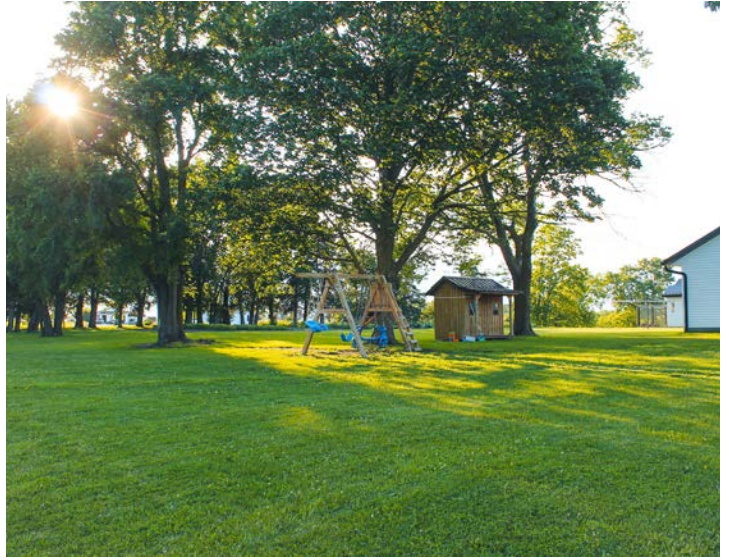


TURN-KEY HORSE FACILITIES

The 120' x 36' insulated steel building, also built in 2023, includes an office and tack room and is currently set up for horses. The entire property is fenced for horses or livestock, making it easy to move right in and put it to use.



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 41° 12' 45.5, -94° 1' 52.89

0ft 279ft 558ft



Maps Provided By:



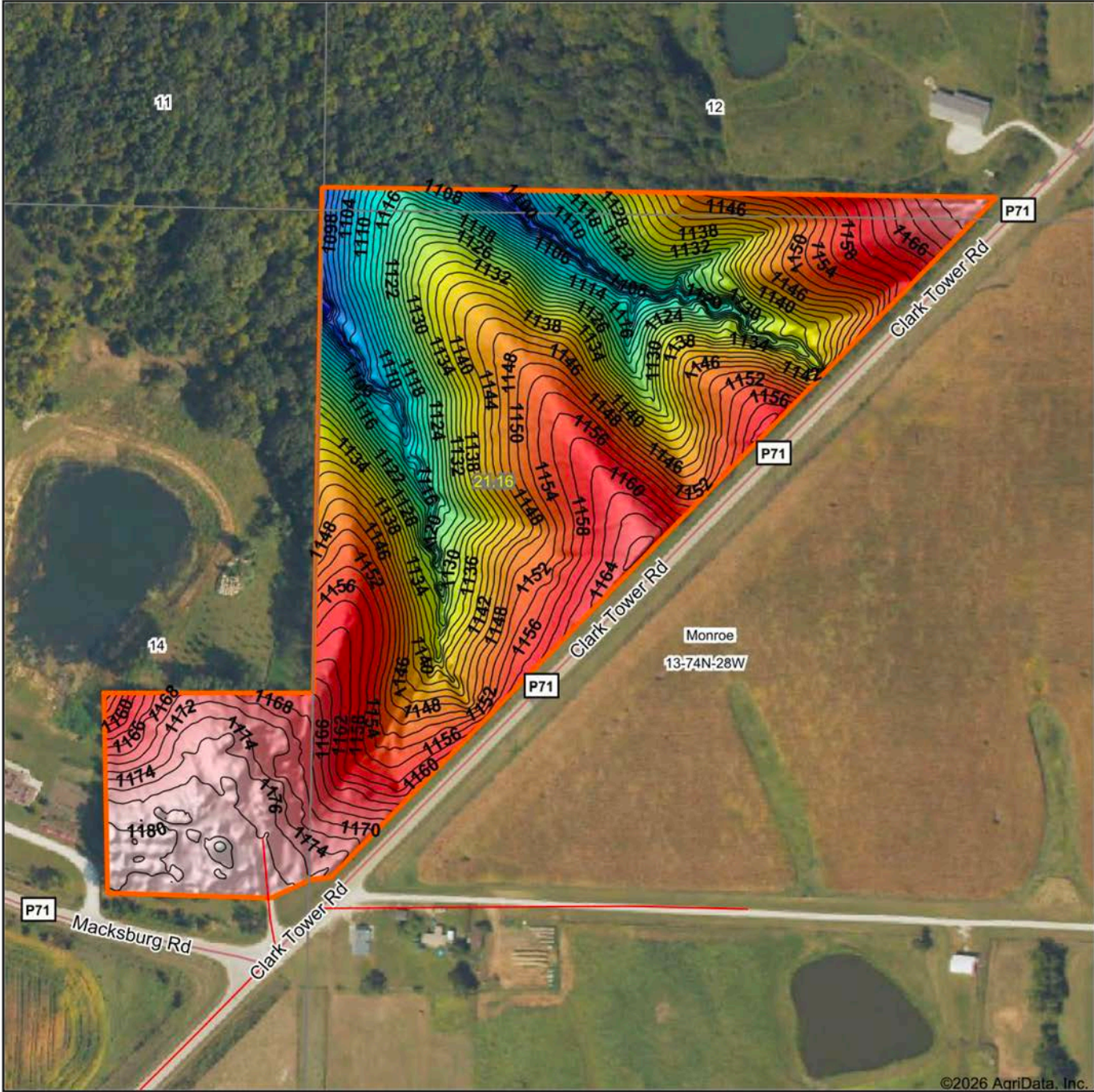
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13-74N-28W
Madison County
Iowa

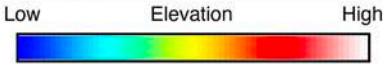


6/10/2026

HILLSHADE MAP

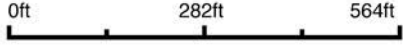


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Maps Provided By:
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 CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
 Interval(ft): 2
 Min: 1,087.9
 Max: 1,183.4
 Range: 95.5
 Average: 1,145.1
 Standard Deviation: 20.77 ft

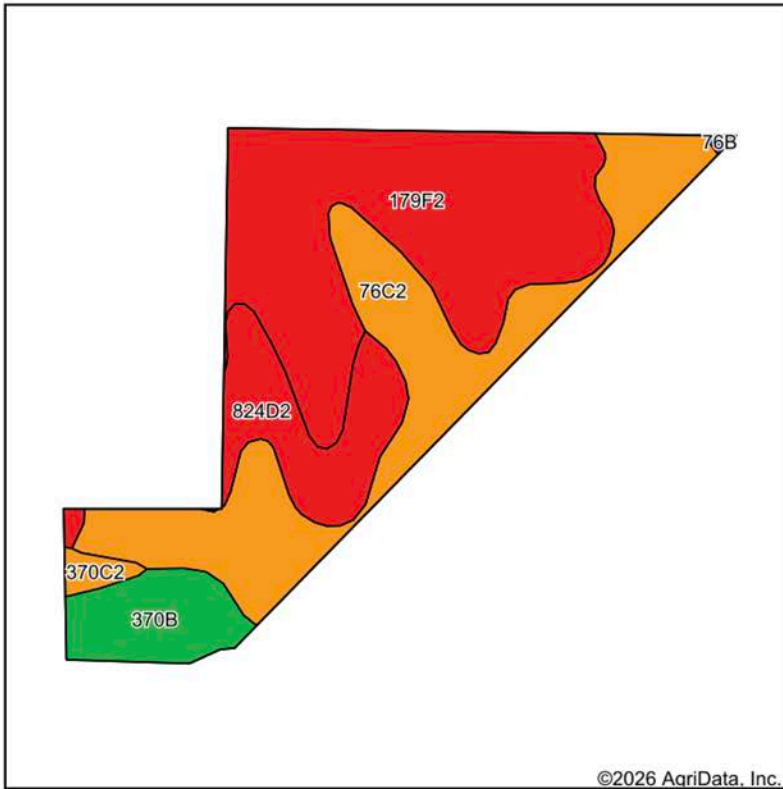


6/10/2026

13-74N-28W
Madison County
Iowa

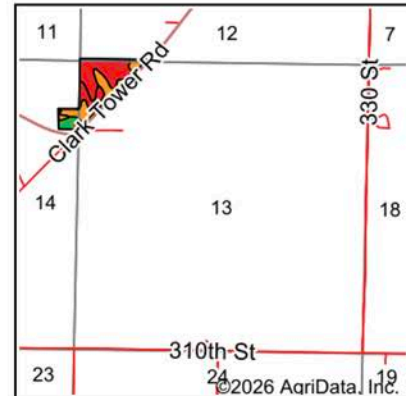
Boundary Center: 41° 12' 45.5, -94° 1' 52.89

SOILS MAP



Soils data provided by USDA and NRCS.

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State: **Iowa**
 County: **Madison**
 Location: **13-74N-28W**
 Township: **Monroe**
 Acres: **21.16**
 Date: **6/10/2026**



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Area Symbol: IA121, Soil Area Version: 29

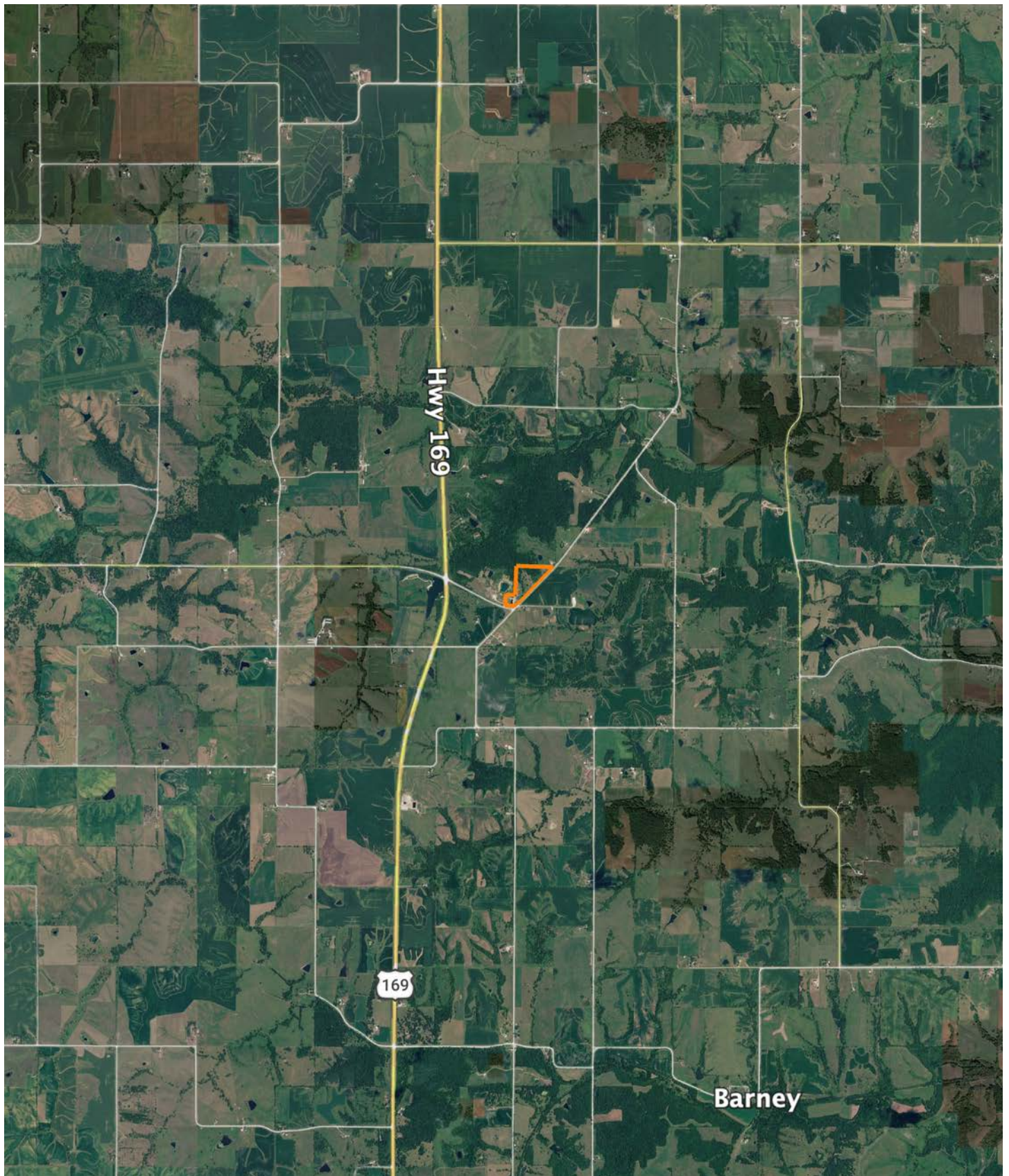
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	
179F2	Gara loam, dissected till plain, 18 to 25 percent slopes, eroded	9.17	43.3%		Vlle	16	55	55	36	
76C2	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes, eroded	6.97	32.9%		Ille	75	77	77	65	
824D2	Shelby-Lamoni complex, 9 to 14 percent slopes, eroded	2.85	13.5%		IVe	28	62	62	46	
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	1.86	8.8%		Ile	91	92	92	79	
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	0.31	1.5%		Ille	80	82	82	66	
Weighted Average						4.78	44.6	*n 66.8	*n 66.8	*n 51.1

**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

Aaron Creger is a proud lowan who understands the importance of the land to the community. He believes that the process of buying or selling land should be enjoyable and fulfilling. Aaron is a professional who also appreciates the excitement of finding the perfect piece of property or the right buyer to keep the traditions of the land alive.

Born and raised in Des Moines, Aaron attended Johnston High School and the University of Iowa, where he earned a bachelor's degree in Business Management with a Certificate of Entrepreneurship. With 20 years of experience in custom flooring and tile, Aaron has honed his skills in putting clients' interests first and seeing projects through to completion with complete satisfaction.

Aaron is also a founding member of MudbuM, an outdoor brand based in Urbandale, IA, that had a TV show about fishing and camping off the grid on both the Pursuit Channel and Sportsman Channel. He understands the importance of the outdoors to Iowa's rural community and enjoys hunting, fishing, and camping with family and friends. Some of his fondest memories are of family fishing trips to Wisconsin and Canada, as well as camping trips with his best friends.

Outside of work, Aaron is a member of the Patriotic Gentlemen of Iowa (PGI), a nonprofit that focuses on helping others in need, primarily veterans. He understands the importance of community and giving back to those who have served.

Aaron lives in Urbandale, IA, with his wife Katie, daughter Elly, and sons Colton and Crew. He looks forward to helping his fellow lowans find the perfect piece of land to call their own.



AARON CREGER,

LAND AGENT

515.491.9567

ACreger@MidwestLandGroup.com



MidwestLandGroup.com

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