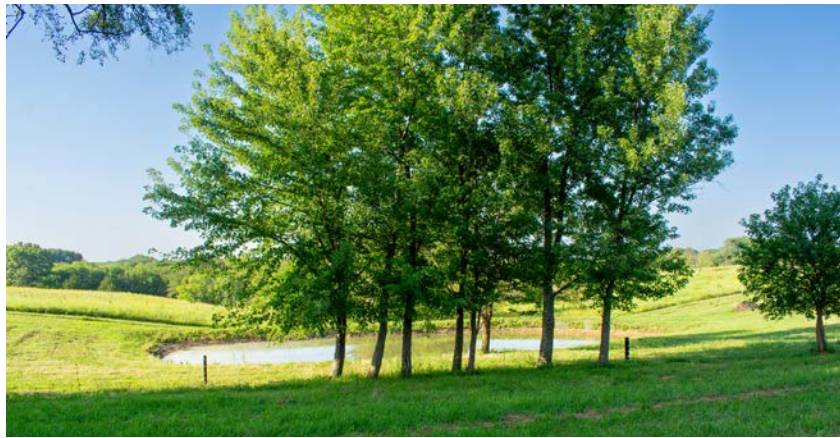


MIDWEST LAND GROUP PRESENTS



# MADISON COUNTY, IA

4.96 ACRES



[MidwestLandGroup.com](https://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# AMISH-BUILT COUNTRY HOMESTEAD ON 4.96 +/- ACRES

Sitting on 4.96 +/- acres in the countryside of Madison County, this Amish-built home offers the perfect opportunity to create your dream rural retreat. Built in 2018, the 2,576 square foot home features 4 bedrooms, 2 bathrooms, vaulted ceilings, and a natural tree centerpiece that adds a nice rustic feel to this home.

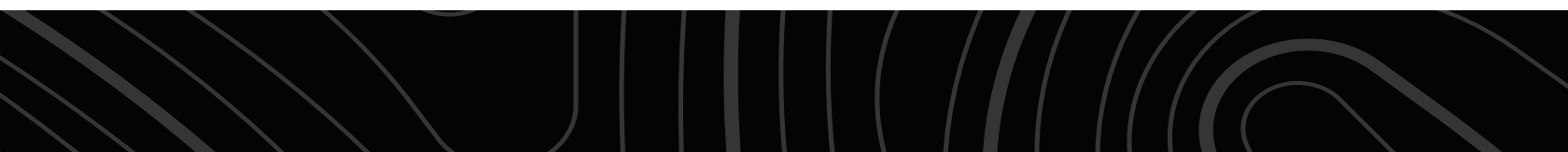
This home features a durable metal exterior and metal roof, is fully insulated with spray-in insulation, and is already equipped with rural water, plumbing, a hot water heater, propane, and a septic system. A chimney is in place for a future wood-burning furnace. While the home has not yet been wired for electricity or finished with drywall, much of the interior remains open, making electrical installation and finishing work straightforward and providing the next owner an opportunity to increase value while making it their own. Electrical service is available at the road.

A large deck has already been framed with the substructure complete, creating a peaceful space to overlook the pond, the barn, and orchard while enjoying frequent deer, turkey, and pheasant sightings. This

property comes with an established apple orchard, peach trees, raspberry bushes, rhubarb, multiple garden spaces, and several storage sheds for tools and equipment.

The property also includes 2.5 +/- acres of fenced pasture, complete with electric fencing and a beautifully maintained rustic barn featuring multiple livestock stalls, an office, and plenty of storage space. Additional outdoor amenities include a stocked pond with largemouth bass, bluegill, and catfish, two grain bins, two purple martin houses with gourd racks, and a gravel turnaround driveway.

Located just 15 minutes from Lorimor, 20 minutes from Winterset, and within the Winterset Community School District, this property offers both privacy and convenience. Outdoor recreation is just a few miles away at Clanton Creek Recreation Area and Criss Cove County Park. Whether you're looking for a homestead, hobby farm, or peaceful country escape with room to make it your own, this beautiful acreage offers outstanding potential.



# PROPERTY FEATURES

COUNTY: **MADISON** | STATE: **IOWA** | ACRES: **4.96**

- 4.96 +/- acres in Madison County, IA
- Amish-built 4-bedroom, 2-bath home built in 2018
- 2,576 sq. ft. with vaulted ceilings and rustic tree centerpiece
- Metal siding and roof with spray-foam insulation
- Rural water, septic, propane, and hot water heater
- Large deck overlooking the pond, barn, and orchard
- Apple orchard, peach trees, raspberry bushes, rhubarb, and garden beds
- 2.5 +/- acres of fenced pasture with electric fencing
- Rustic barn with livestock stalls, office, and storage
- Stocked pond with largemouth bass, bluegill, and catfish
- Frequent deer, turkey, and pheasant activity
- Minutes from Clanton Creek Recreation Area



# AMISH-BUILT HOME

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Built in 2018, the 2,576 square foot home features 4 bedrooms, 2 bathrooms, vaulted ceilings, and a natural tree centerpiece that adds a nice rustic feel to this home.



# ADDITIONAL INTERIOR PHOTOS



# 2.5 +/- ACRES OF FENCED PASTURE

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# STOCKED POND

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# ORCHARD AND GARDEN BEDS

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# BARN WITH LIVESTOCK STALLS, OFFICE, STORAGE

The property also includes a beautifully maintained rustic barn featuring multiple livestock stalls, an office, and plenty of storage space.



# AERIAL MAP



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Boundary Center:  $41^{\circ} 14' 39.1, -94^{\circ} 9' 6.02$



**35-75N-29W**  
**Madison County**  
**Iowa**



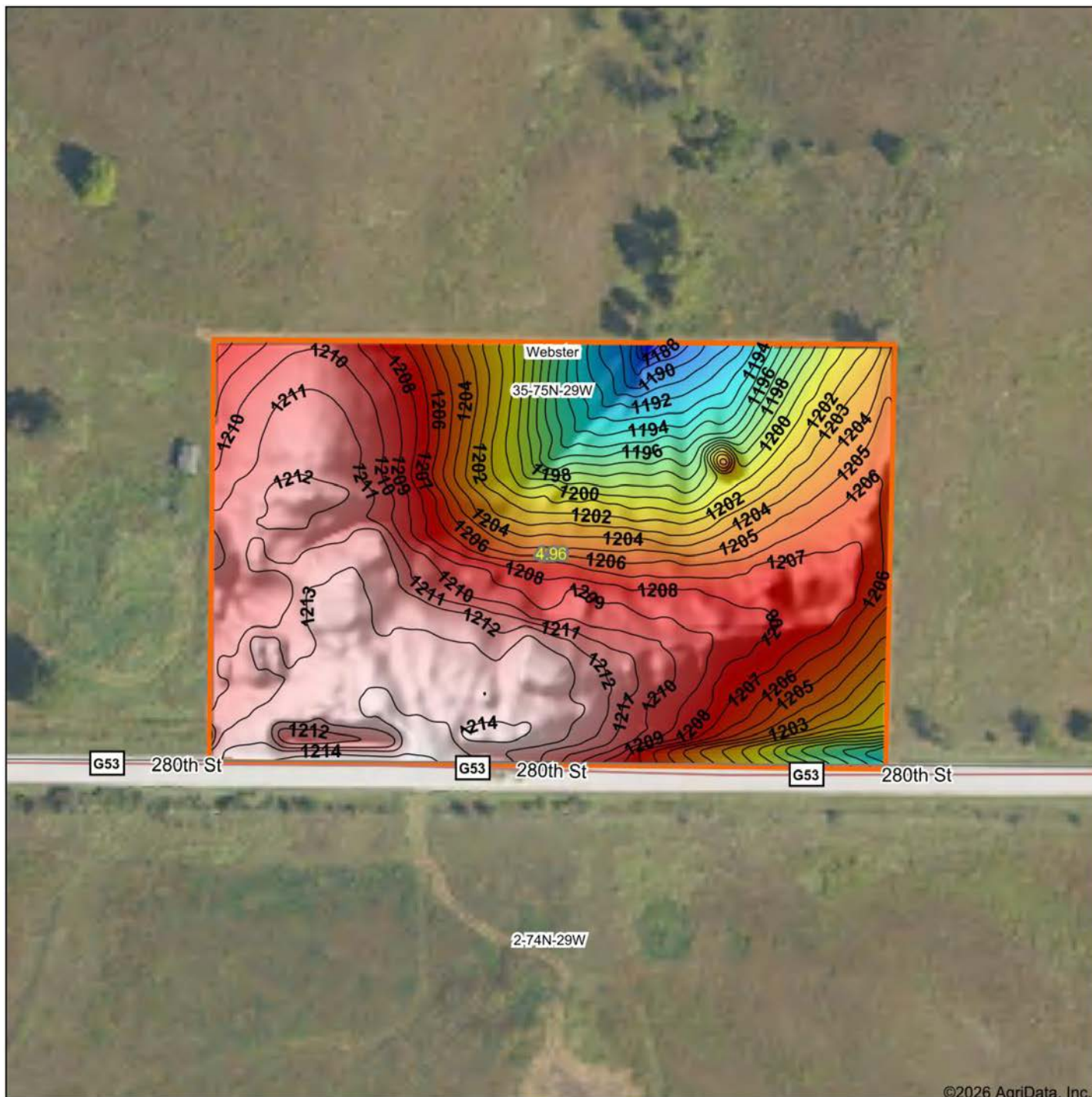
Maps Provided By:



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7/9/2026

# HILLSHADE MAP



©2026 AgriData, Inc.

Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 1

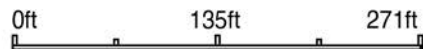
Min: 1,185.8

Max: 1,215.0

Range: 29.2

Average: 1,206.6

Standard Deviation: 6.17 ft

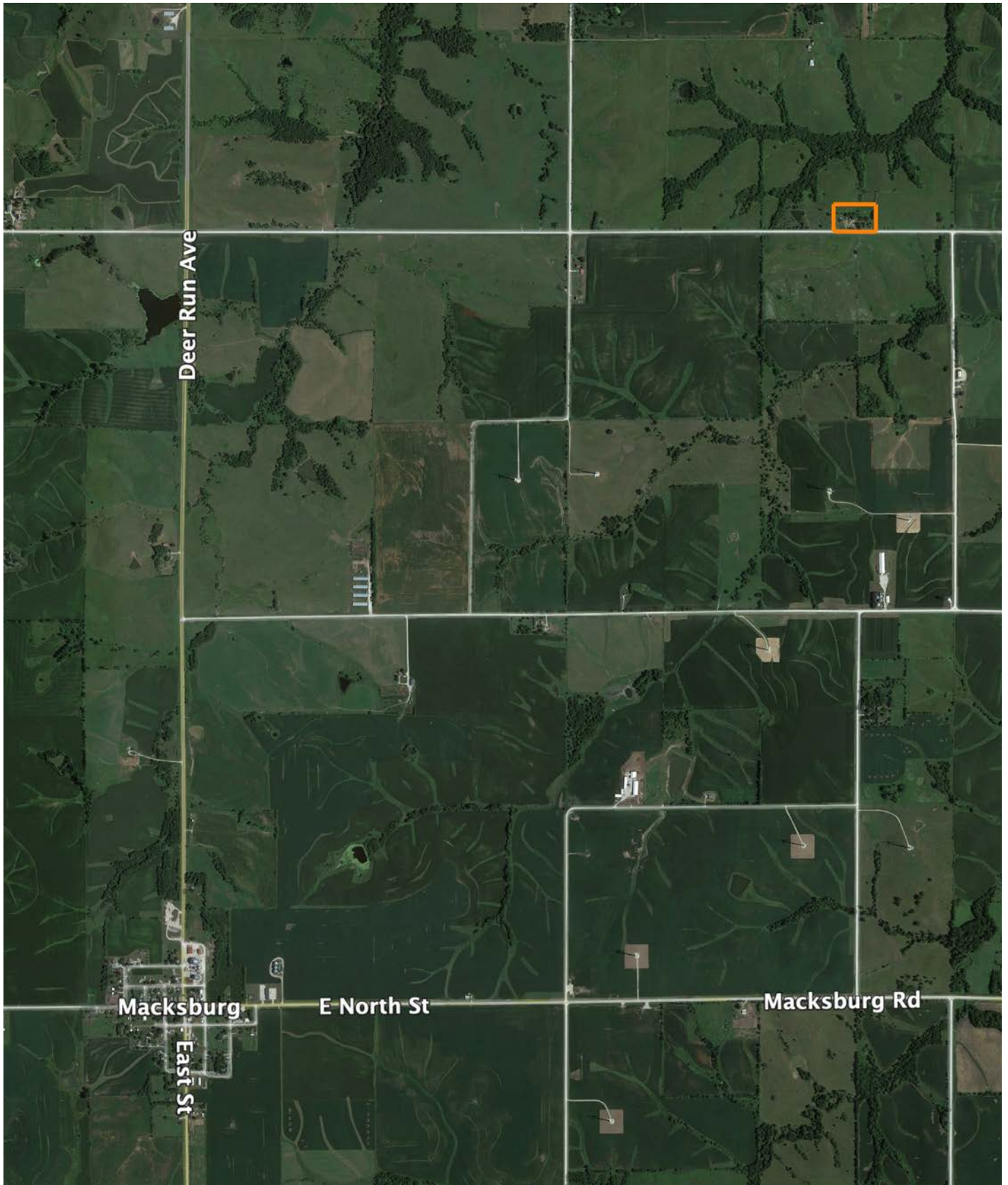


7/9/2026

**35-75N-29W**  
**Madison County**  
**Iowa**

Boundary Center: 41° 14' 39.1, -94° 9' 6.02

# 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

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**MidwestLandGroup.com**

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