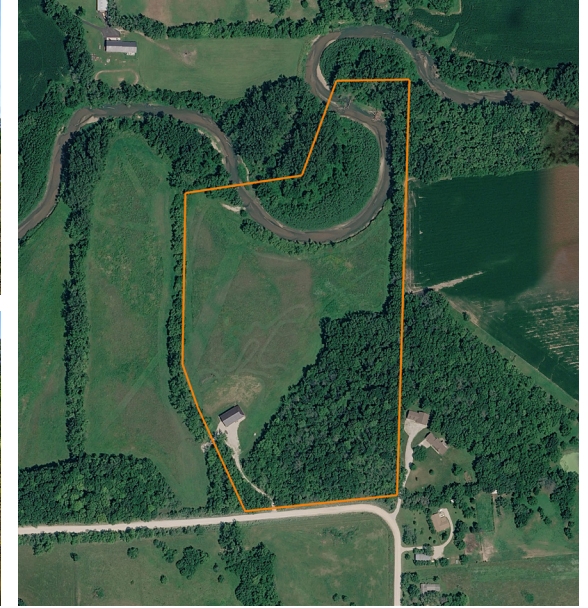


LAND FOR SALE

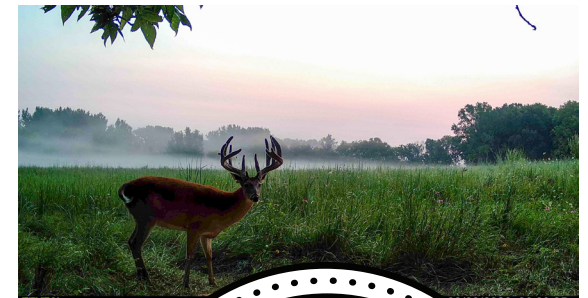
31 +/- ACRE BUILD SITE WITH HUNTING, RECREATIONAL, & INVESTMENT POTENTIAL

COUNTY: **MADISON**
STATE: **IOWA**
ACRES: **31**



PROPERTY FEATURES

- Sold as 31 +/- acres, 17 +/- acres, or the entire 48 +/- acre farm
- Winterset School District
- Buildable sites with peace and privacy
- 2024 72'x48'x16'(3,456 sq. ft.) including 16'x48' lean to
- Excellent long-term investment
- Exceptional world-class deer hunting
- Productive tillable soils of 85.4 CSR2
- Harvestable walnut trees
- Middle River runs through the north portion of the farm



For more information, contact:

DENNIS WILLIAMS, Land Agent

515.739.3053 | DWilliams@MidwestLandGroup.com

MidwestLandGroup.com



This property is being offered by Midwest Land Group, LLC, 7111 W. 151st Street, Ste. 27, Overland Park, KS 66223, 913.674.8010. Licensed in AL, AR, IA, IL, IN, KS, KY, LA, MN, MO, MS, MT, ND, NE, OH, OK, SD, TN, TX, WI, and WY.