

*Land Available*  
**MADISON COUNTY**  
**IOWA**

**60.36** Acres M/L

**FOR SALE**  
**Madison County**  
REALTY CO. INC.

Pat Corkrean | 515.468.1233  
PatrickCorkrean@Yahoo.com  
IA LIC B03858000

**PC** **PEOPLES**<sup>TM</sup>  
**COMPANY**  
INTEGRATED LAND SOLUTIONS

Bryan Bergdale | 712.251.8588  
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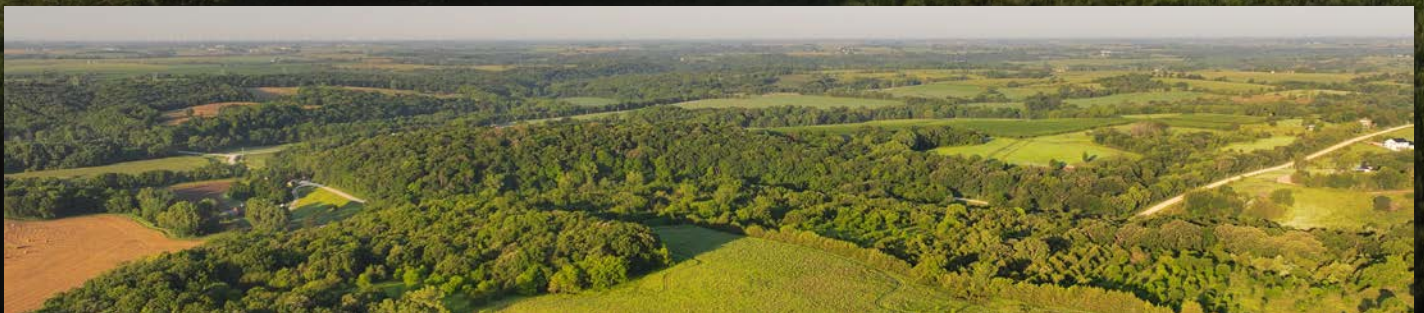
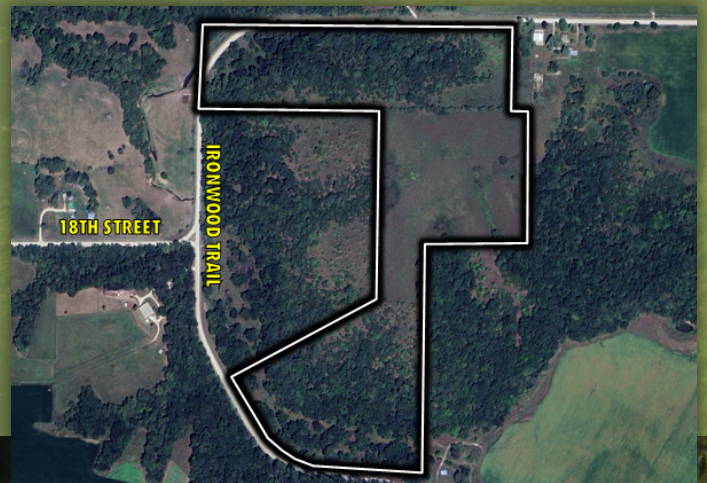
PeoplesCompany.com  
Listing #17760

# *Farmland Available in Madison County, Iowa*

Peoples Company and Madison County Realty, Inc are pleased to present 60.36 acres m/l of coveted Madison County, Iowa land perfect for hunting, recreation, or building a home. Conveniently located just 10 minutes north of Winterset and less than 30 minutes from the Des Moines Metro, this property offers almost 45 acres of dense timber and an estimated 12.61 acres of income-producing CRP, subject to reconstitution.

This picturesque farm is framed in the rolling hills of Madison County which provides beautiful views for a future home and recreational opportunities for outdoor enthusiasts. The property is suitable for all home types with room for outbuildings, utilities are available and there are no covenants or restrictions. On the north end of the property, Warren Water has a 2 inch line that runs on the north end of Ironwood Trail. On the southern end of the property, Warren Water has a 2 1/2 inch line on the south side of Ironwood Trail. This area of Madison County is known for exceptional deer and turkey hunting, including Boone and Crockett whitetails. Lush grass on the current CRP acres offers great hunting opportunity for upland birds such as pheasant and quail, right on the property. Timber covers the property and Orman Creek follows the south border, offering wildlife viewing and quiet living. There is plenty of room on the property for food plot areas and potential pond sites. The farm is located in the Earlham School District and offers the perfect balance of Earlham's small-town feel and the convenience of West Des Moines amenities.

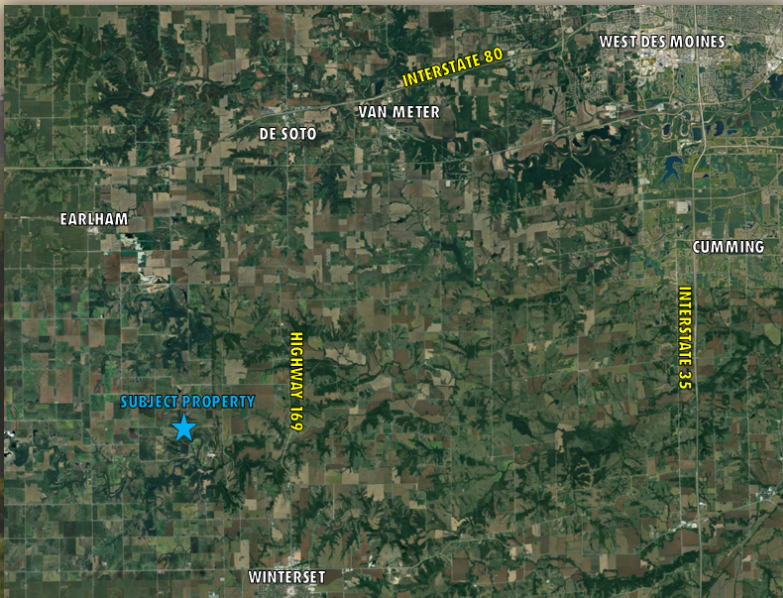
Don't miss the opportunity to own an idyllic piece of land in scenic Madison County, Iowa!



*Farm Details*

Price: \$754,500  
CRP Acres: 12.61

Net Taxes: \$642



## Directions

*From Earlham, Iowa:* Head east on E 1st Street for 0.5 miles. Turn right onto Birch Ave/Heritage Ave for 5.0 miles. Turn left onto 158th Street for 1.0 mile. Turn right onto Iowa Ave for 1.0 mile. Turn left onto 168th St for 1.0 mile until you reach Ironwood Trail. The farm lies on the east side of Ironwood Trail.

# 60.36

Acres M/L

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12119 Stratford Drive  
Clive, IA 50325



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