



# LAND FOR SALE

*Madison County*



## FARM DESCRIPTION

**PRICE: \$475,000**

Here is a very nice 50+/- acre property located 3 1/2 miles west of St. Charles, Iowa in Madison County, Iowa. The property provided excellent building and recreational opportunities. The property consists of 6-8+/- open acres suited for nice food plot locations. The remaining balance consists of great wildlife habitat and hardwoods. The timber has been well-maintained and is nicely diversified. Building Site: This property offers an outstanding building site located on the southwestern or northwestern side of the property. The "open" acres slope to the east, making a couple nice sites for an open walk-out build. This property has endless opportunities. Whitetail deer and turkey are abundant in the surrounding area. This farm could really be set up nice with an executive home, outbuilding, and dynamic hunting. Give Land Broker Luke Skinner 515-468-3610 or Matt Skinner 515-443-5004 a call today to set up a private showing!



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# AERIAL PHOTO

*Madison County*

**50**  
ACRES +/-



## FARM SPECIFICATIONS:

### Asking Price:

\$475,000

### Location:

3 ½ miles west of St. Charles, IA. The property is located on the east side of Timber LN. (Dead end) For sale signs are located on the property.

Address: Address- 2560 Timber Ln, St. Charles, IA

### Legal Description:

50 +/- acres located in Madison County, Iowa; South Township, Section 20. Exact legal will come from the abstract.

### Tax Information:

\$418 estimated annually

LUKE SKINNER | LAND BROKER  
515-468-3610

*Branded in Land*

MATT SKINNER | LAND BROKER  
515-443-5004



# SOIL MAP

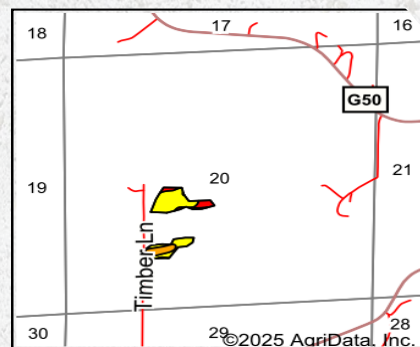
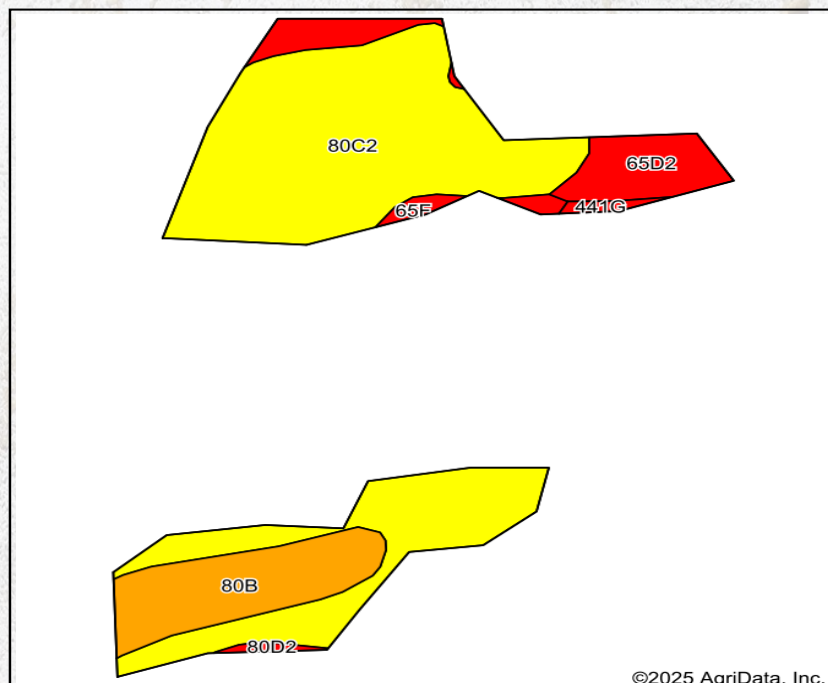
## Madison County

**50**  
**ACRES +/-**

### Details

- Great building location
- Mature hardwoods throughout the property
- Great location for easy access to Winterset, Iowa and the Des Moines, Iowa area Metro
- Whitetail deer and turkey sign on the property is abundant
- Easy access for hunting
- Open cropland
- I-35 School District

### Soils Map



State: **Iowa**  
County: **Madison**  
Location: **20-75N-26W**  
Township: **South**  
Acres: **11.25**  
Date: **9/19/2025**



Maps Provided By: **surety**  
CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: IA121, Soil Area Version: 28

| Code             | Soil Description                                        | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** | *n NCCPI Overall |
|------------------|---------------------------------------------------------|-------|------------------|-------------|------------------|--------|------------------|
| 80C2             | Clinton silt loam, 5 to 9 percent slopes, eroded        | 7.86  | 69.8%            |             | IIIe             | 69     | 74               |
| 80B              | Clinton silt loam, 2 to 5 percent slopes                | 1.75  | 15.6%            |             | Ile              | 80     | 82               |
| 65D2             | Lindley loam, 9 to 14 percent slopes, moderately eroded | 1.29  | 11.5%            |             | IVe              | 41     | 71               |
| 65F              | Lindley loam, 18 to 25 percent slopes                   | 0.19  | 1.7%             |             | VIIe             | 14     | 56               |
| 441G             | Hixton fine sandy loam, 20 to 40 percent slopes         | 0.09  | 0.8%             |             | VIIe             | 5      | 15               |
| 80D2             | Clinton silt loam, 9 to 14 percent slopes, eroded       | 0.07  | 0.6%             |             | IIIe             | 46     | 71               |
| Weighted Average |                                                         |       |                  |             | 3.06             | 65.9   | *n 74.1          |

\*\*IA has updated the CSR values for each county to CSR2.

\*n: The aggregation method is "Weighted Average using all components"



# PROPERTY PHOTOS

*Madison County*





# ABOUT US

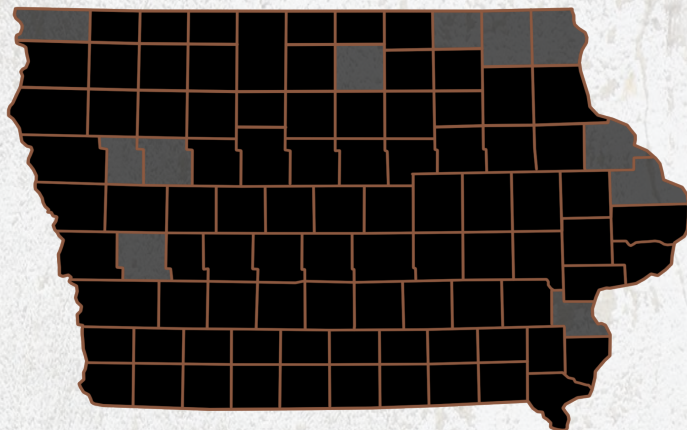
*We are Iowa Land Company*

**A REAL ESTATE BROKERAGE GROWN ON THE BEST DIRT IN AMERICA**

## WHAT WE DO

At Iowa Land Company, our approach is like that of a farmer: prepare, do the hard work and when the time comes, enjoy a successful harvest. We're a farmland real estate company and helping connect buyers and sellers of Iowa land is our specialty. As a team of native Iowans, our boots only know Iowa dirt. Our team of land experts combine years of real estate experience with the latest technology and marketing innovations to give you a modern real estate service unmatched in the Hawkeye State.

-  LAND AUCTIONS
-  LAND LISTINGS
-  NATIONAL MARKETING



**"IOWA IS OUR FACTORY, LAND MARKETING IS OUR CRAFT, FARMLAND TRANSACTIONS ARE OUR PRODUCT, AND THE PEOPLE ARE WHAT MAKE UP OUR BUSINESS"**

*-Iowa Land Company*



Luke and Matt are your local Land Brokers for Iowa Land Company, a family owned business which they Co-Founded with their two brothers Cody and Nick Skinner. Our goal is to be a trusted source in the Iowa farmland market while connecting buyers and sellers of Iowa land. Over the past eight years we have represented clients in over 650 land real estate transactions selling 18,000 + acres of Iowa Land. We look forward to the opportunity to work for you and your family.



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