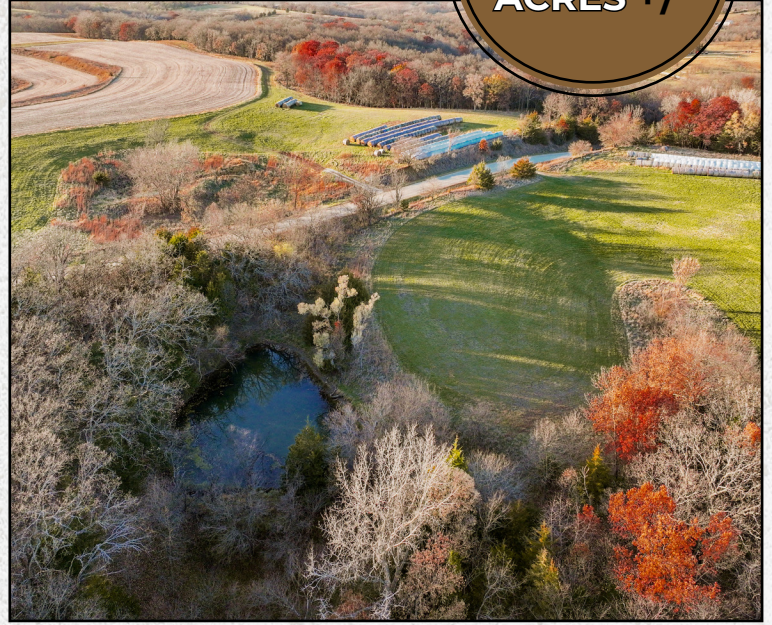




LAND FOR SALE

Madison County

26.47
ACRES +/-



FARM DESCRIPTION

PRICE: \$330,875

Here is a very nice 26.47+/- acre property located 6 miles southwest of Winterset, Iowa in Madison County, Iowa. The property provided excellent building and recreational opportunities. The property consists of mostly mature hardwood timber. The north end of the property has an open area for a potential building site and or nice location for a shed. The timber has been well-maintained and is a rather virgin timber. Building Site: This property offers an outstanding building site located on the western side of the property. This property has endless opportunities. Whitetail deer and turkey are abundant in the surrounding area. This property could really be set up nice with an executive home, outbuilding, and dynamic hunting. If it's been your dream to get out of town and into the country, come take a look at this slice of midwest heaven. Give Land Broker Matt Skinner 515-443-5004 or Luke Skinner 515-468-3610 a call today to set up a private showing!



MATT SKINNER | LAND AGENT
Matt@IowaLandCompany.com
515-443-5004

Urbandale Office
2540 106th St. Suite 201
Urbandale, IA 50322

LUKE SKINNER | LAND BROKER
Luke@IowaLandCompany.com
515-468-3610



AERIAL PHOTO

Madison County

26.47
ACRES +/-



FARM SPECIFICATIONS:

Asking Price:

\$330,875

Location:

6 miles southwest of Winterset, Iowa
Travel 4.5 miles west on HWY92.
Take a left and go south 1.5 miles
Francescave ave will turn south, go .50 miles south and
the signage will be on the east side of road
The property is located on the east side of Francescave

Legal Description:

26.57 +/- acres located in Madison County, Iowa; Webster Township, Section 12. Exact legal will come from the abstract.

Tax Information:

\$244 : Estimated per the county assessor website



HILLSHADE MAP

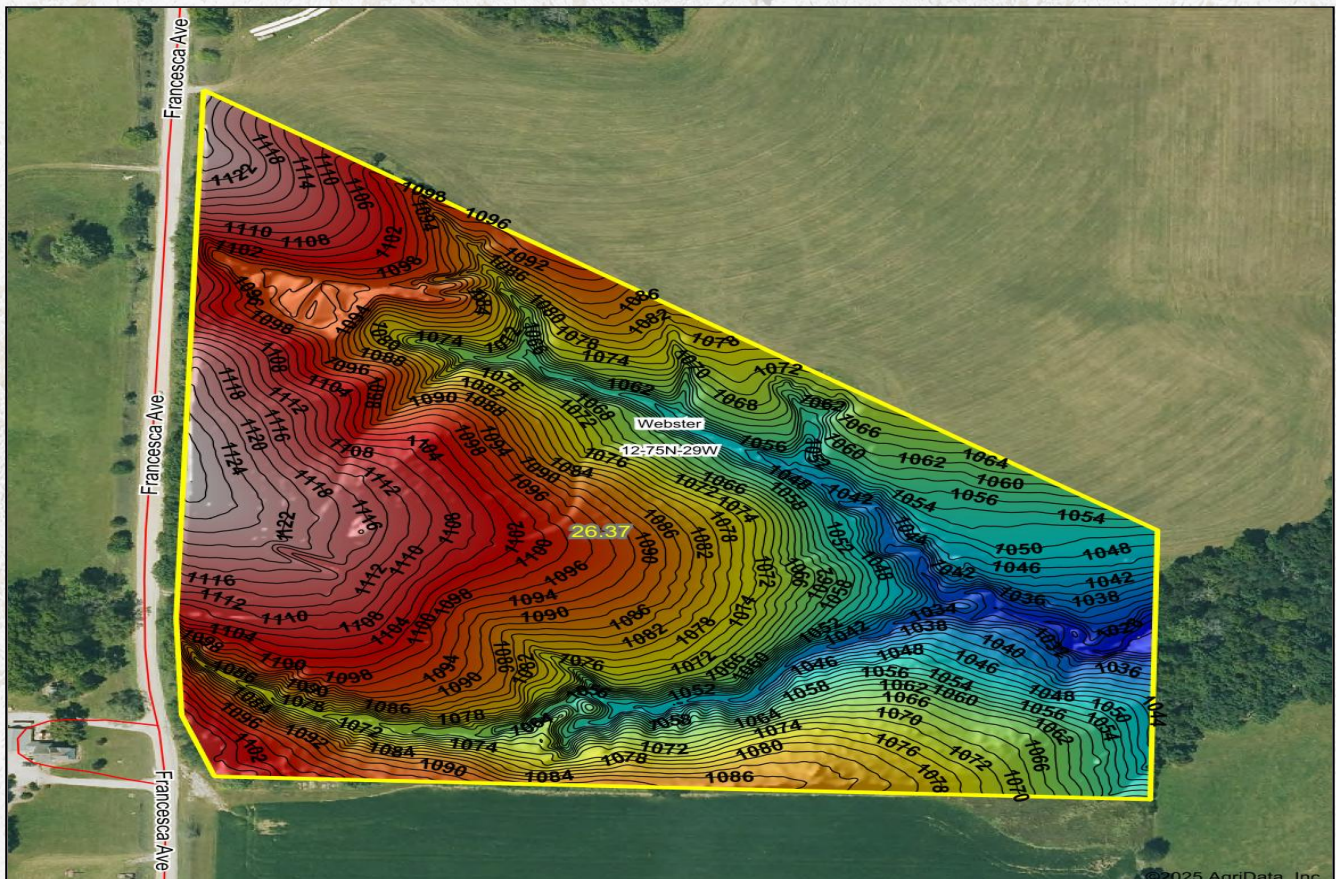
Madison County

Details

- Great building location
- Mature hardwoods throughout the property
- Whitetail deer and turkey sign on the property is abundant
- Easy access for hunting
- Small pond on northwest corner of property
- Winterset School District
- Great location for easy access to Winterset, Iowa and the Des Moines, Iowa area Metro

26.47
ACRES +/-

Topography Hillshade



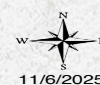
Low Elevation High



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 1 meter dem
Interval(ft): 2
Min: 1,022.4
Max: 1,129.6
Range: 107.2
Average: 1,081.2
Standard Deviation: 24.28 ft

0ft 242ft 484ft



11/6/2025

12-75N-29W
Madison County
Iowa

Boundary Center: 41° 18' 21.68, -94° 8' 3.7

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PROPERTY PHOTOS

Madison County

26.47
ACRES +/-



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ABOUT US

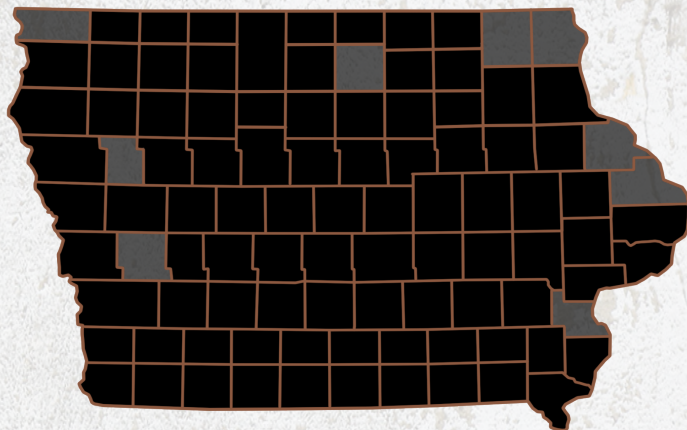
We are Iowa Land Company

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

Matt and Luke 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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