

Madison County IOWA

NORTH RIVER TRAIL, WINTERSET, IA
141.79
ACRES M/L

land available



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LISTING #18578



DESCRIPTION

Peoples Company is pleased to present this unique 141.79-acre property located just north of Winterset in Madison County, Iowa. Located just 1.5 miles off of Cumming Highway and within a 30-minute drive to the Des Moines Metro, this highly maintained and manicured property offers a rare mix of income-producing tillable land, recreational opportunities, building site potential, and a pole building with living quarters and plenty of storage. The property is home to many species of wildlife, including an abundant population of whitetail deer and wild turkey.

The farm has an attractive mix of highly productive tillable land and thick mature timber. The tillable portion consists of 37.04 planted acres with a CSR2 of 67.5, which has been in a corn/bean rotation and meticulously cared for by a local farm operator. The current crop share lease has been terminated, and the farm is open to tenancy for the 2026 crop year. The timbered portion of the property is impressive with significant marketable timber value along with an established network of groomed trails suitable for ATV/UTV/Horseback, allowing easy access to the entire property.

Several trail clearings and open spaces throughout the timber are perfectly suited for stand locations and food plots, creating

excellent ambush points to get up close and personal with a big Iowa buck or a Longbeard. There is a pistol and rifle range in place for those who like to sharpen their shooting skills during the off-season. The property offers river frontage on the northwest side of the farm, making it a convenient spot to deploy kayaks/canoes, or simply an opportunity to enjoy what the river has to offer.

The property features a 40' X 62' Cleary pole building with a 1 Bed/1 Bath living quarters with full working utilities. The building is fully insulated with Hardie Plank siding, steel roof, concrete floor, security system, and an HVAC system that allows climate control in both the shop and the living quarters. The building is totally secluded from the road, allowing for maximum privacy. The parcel containing the pole barn is buildable, with multiple scenic ridges providing gorgeous views and ideal potential home sites. Any new construction for a house would need to meet Madison County building guidelines. Contact the listing agents for more information.

Take advantage of this unique opportunity to own an income-producing recreational property offering both seclusion and convenience to the metro, all in one package. Contact listing agents Eric Lonnevik or Kolt Kiburz today to schedule your showing.



DIRECTIONS

From Winterset, Iowa: Head north out of town on Highway 169 for 2.5 miles to Cumming Highway. Turn right (east) onto Cumming Highway and continue east for 1 mile to North River Trail. Turn left (north) onto North River Trail and continue on North River Trail for 1.5 miles. The entrance will be on the left. Look for the Peoples Company sign.



ADDITIONAL INFO

- The gate to the entrance of the property will be locked, and any potential buyer or buyer's agent will need to be accompanied by the listing agent to have the gate unlocked. Contact the listing agent for more information.
- Two fuel tanks will be staying with the property, along with two storage containers.
- All personal property in the pole building will be removed by the seller prior to closing.

FEATURES

- The property includes a 40' X 62' pole building with 1 Bd / 1 Ba living quarters with full working utilities, and it also includes an HVAC system that allows climate control in both the shop and the living quarters. The building has a steel roof, Hardie Plank siding, a concrete floor, a security system, a tornado shelter, and is completely secluded from the road.
- Farmers Electric is the electric provider.
- Well Water.





12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #18578



SCAN THE QR
CODE TO THE LEFT
WITH YOUR PHONE
CAMERA TO VIEW
THIS LISTING ONLINE!



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