

RECREATIONAL FARM FOR SALE



MADISON COUNTY

IOWA

451

ACRES M/L

Hogback Farm

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Listing #19209
 **PEOPLES**
COMPANY
INTEGRATED LAND SOLUTIONS

IOWA MADISON COUNTY

Peoples Company is proud to present the Hogback Farm, an exceptional 451 acre m/l recreational and income-producing property located in the heart of Madison County, Iowa, just a short drive from the Des Moines metro. Tucked into a highly desirable corridor between Winterset and Adel, less than one mile from paved Highway 169, this property offers a rare combination of privacy, natural beauty, and accessibility in one of the most sought-after regions in the state. With a diverse landscape that includes productive farmland, mature hardwood timber, native grasses, and over a mile of frontage along the North River, Hogback Farm delivers both immediate enjoyment and long-term investment appeal.

At the center of the farm lies a large, secluded tillable field consisting of highly productive soils that average 80.2 CSR2, complemented by 23.73 acres currently enrolled in the Conservation Reserve Program (CP33), generating annual income of approximately \$5,874 through September 30, 2026. The seller is currently working with the local FSA office to re-enroll for an additional 10 year term. While re-enrollment has not yet been finalized, it is anticipated to include approximately 22.43 acres at an estimated annual payment of \$4,441. The farm has been professionally managed and offers documented long-term yield history for interested buyers. The balance of the property is made up of rolling timbered ridges, thick bedding cover, and strategically positioned transition areas that create an ideal environment for managing and hunting mature whitetail deer. The natural topography, combined with multiple access points, allows for

thoughtful entry and exit routes, making this farm as functional as it is scenic. With 1.5 miles of North River corridor, the property provides a consistent water source that supports wildlife year-round.

Beyond its recreational appeal, Hogback Farm offers several attractive building sites that provide the opportunity to create a private residence or weekend retreat with views of the surrounding countryside. Rural water is available along North River School Street, further enhancing the property's build potential. The location strikes a perfect balance between seclusion and convenience, with easy access to nearby communities and amenities while still maintaining a quiet, rural setting.

Situated near the iconic Hogback Covered Bridge and surrounded by the rolling hills that define this historic area, the farm embodies the character and charm that Madison County is known for. Large, contiguous tracts of this caliber, offering both strong income characteristics and top-tier recreational opportunities within close proximity to Des Moines, are increasingly difficult to find. Hogback Farm represents a unique opportunity to own a truly well-rounded property in a premier Iowa location.

Property available for viewing by appointment only. Prospective purchasers must contact the listing agents to obtain permission prior to entering the property. Unauthorized access or trespassing is prohibited.



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451 ◀ ACRES
M/L

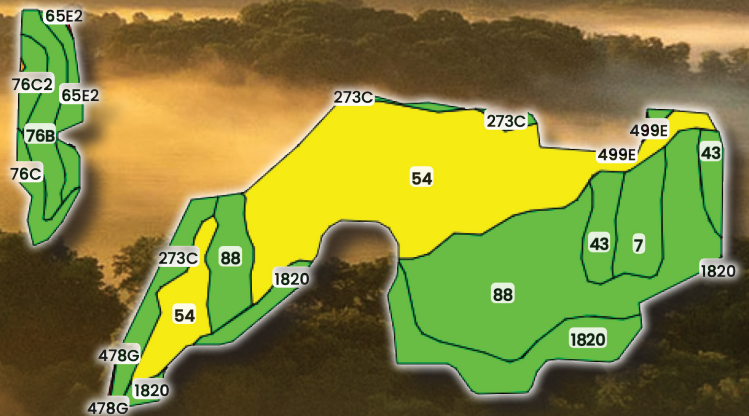
Hogback Farm

LISTING #19209 | RECREATIONAL AND INCOME-PRODUCING PROPERTY | CSR2 80.8



TILLABLE SOILS MAP

Code	Soil Description	Acres	% Of Field	Legend	CSR2
54	Zook silty clay loam	56.62	27.24%		67
88	Nevin silty clay loam	43.33	28.50%		95
1820	Dockery-Quiver silt loams	16.09	10.58%		87
273C	Olmitz loam	7.41	4.87%		85
43	Bremer silty clay loam	6.57	4.32%		74
7	Wiota silt loam	6.53	4.18%		100
76C2	Ladoga silt loam	6.06	3.99%		75
76B	Ladoga silt loam	5.89	3.87%		86
76C	Ladoga silt loam	2.85	1.87%		80
11B	Colo-Ely silty clay loam	0.36	0.24%		80
499E	Nordness loam	0.20	0.13%		5
65E2	Lindley loam	0.16	0.11%		29
478G	Steep rock land	0.09	0.06%		5
179D2	Gara loam	0.07	0.05%		43
Weighted Average					80.8



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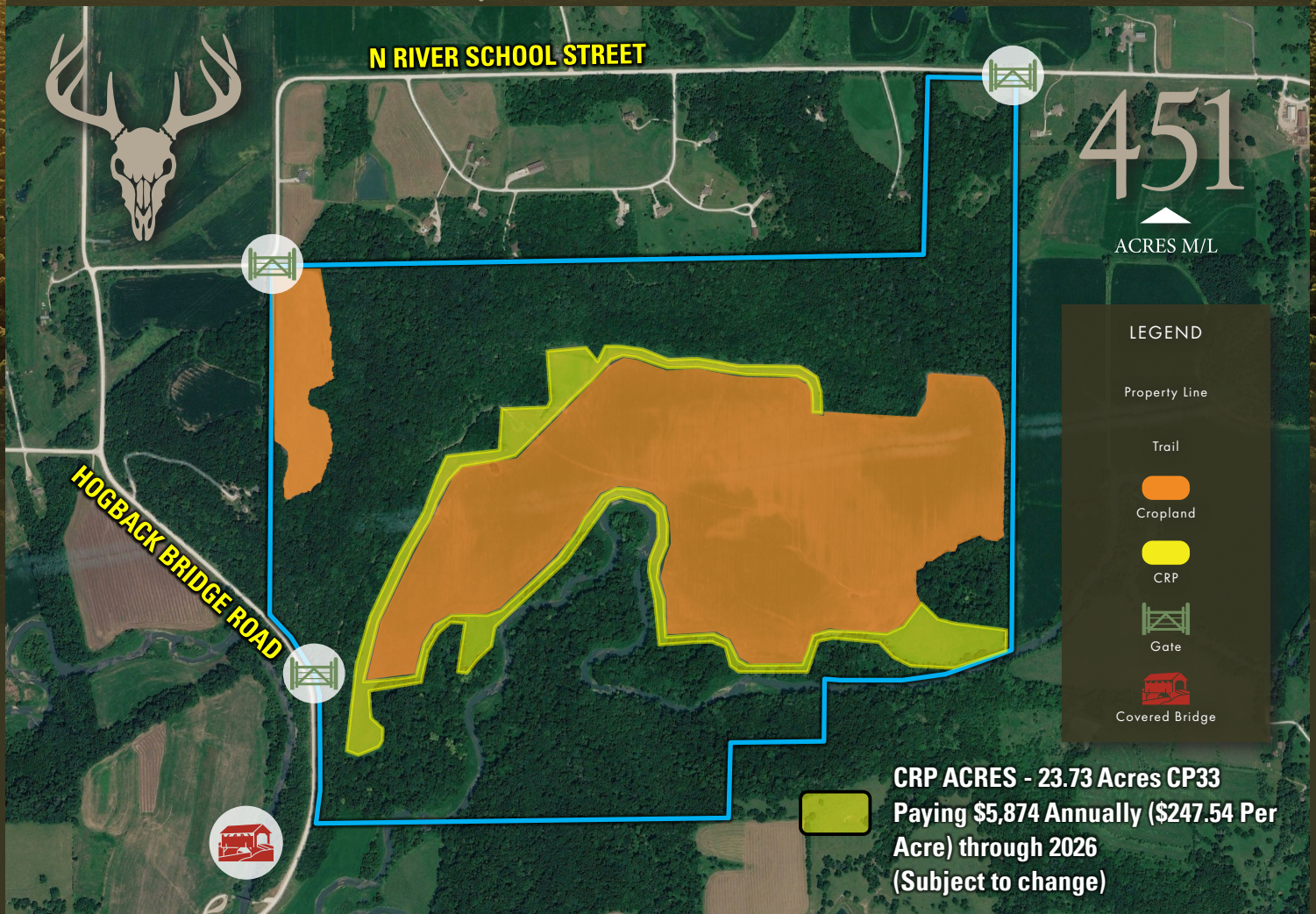
Designed by Ryan Ferguson



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