

# Madison County

LAND  
AVAILABLE



49.62 SURVEYED  
ACRES M/L

LISTING #16975



DOUG BEAR  
515.745.3192 | IA LIC S67986000  
Doug.Bear@PeoplesCompany.com

STEVE BRUERE  
515.222.1347 | IA LIC S4368400  
Steve@PeoplesCompany.com

# Madison County

Iowa Highway 92  
Winterset, Iowa 50273

Madison County, Iowa land available! Located just 30 minutes southwest of the Des Moines Metro and within the boundaries of the Winterset Community School District, this property offers a great place to build with immediate access to pavement combined with boundless recreational opportunities!

This 49.62-surveyed-acre property is located 2.50 miles directly east of Winterset, Iowa along the north side of Iowa Highway 92. There are multiple locations to build that are suitable for nearly all home types and walkouts combined with the privacy of the bermed southern boundary along the highway. The property consists of a reclaimed gravel pit with a shared 7½-acre pond on the northern portion of the property and an additional ½-acre pond on the northeast corner. Both ponds are stocked with game fish including bass, bluegill, crappie, and walleye, and are easily accessible by smaller boats.

To access the northern part of the tract, the driveway is located on the adjoining landowner's property. There is a newer, well-maintained, six-strand, barbed wire fence along the northern property, but the actual surveyed property boundary is located south of the current fence line.



# Price \$375,000

49.62 Surveyed Acres M/L  
Listing #16975

Improvements to this tract include available rural water service through Warren Rural Water District and electric service through Mid American Energy. There is a four-inch rural water line located along the south side of State Highway 92, but there is a record of an existing water pit immediately west of the driveway entrance. Mid American Energy has power lines located along the south side of State Highway 92.

This tract is located within Section 27 of Union Township, Madison County, Iowa. With Interstate 80 to the north or Interstate 35 to the east, take advantage of this great opportunity to own a recreational and buildable site only a half hour from the Des Moines Metro!



Scan the code  
to view this  
listing online.

**STEVE BRUERE**  
515.222.1347 | IA LIC S4368400  
Steve@PeoplesCompany.com

For more information visit  
PeoplesCompany.com



12119 Stratford Drive  
Clive, IA 50325



PeoplesCompany.com  
Listing #16975



# Madison County

LAND  
AVAILABLE



49.62 SURVEYED  
ACRES M/L

**DOUG BEAR**  
515.745.3192 | IA LIC S67986000  
Doug.Bear@PeoplesCompany.com



**STEVE BRUERE**  
515.222.1347 | IA LIC S4368400  
Steve@PeoplesCompany.com