

# LAND AVAILABLE

Refined Madison County recreational property offered for sale. The Clanton Creek corridor in southern Madison County is known for its iconic rolling hills and limestone bluffs. The dramatic elevation changes on this property offer a panoramic view reminiscent of a Grant Wood painting.

Featuring a 30' X 34' cabin, the 1900-era barn has been creatively renovated to include modern living quarters, all while keeping the distinctive exterior of an old red barn. It is the perfect setting for deer camp, offering home comforts with the rustic feel of nature. Electric service is provided through Farmers Electric Cooperative, and rural water is serviced through SIRWA. A new septic system was also installed to serve the cabin.

There are approximately 15 acres currently in row crops carrying a CSR2 of 82.3 with the primary soil type of Dockery-Quiver silt loam. The remaining land is comprised of grassland hay, mature timberland, diverse wildflower, and switch grass, all supporting a strong population of deer, turkey, and upland game birds. The pond is stocked and full of crappies and bass.

This well-maintained property includes multiple tower blinds and tree stands that are placed in strategic locations throughout the farm (See Attached Trail Map). This property is surrounded by large blocks of timber and has the ability to produce trophy whitetail deer.

This unique farm is located in Section 15 of Walnut Township in Madison County, Iowa.

**DIRECTIONS** | From Interstate 35: Take the Truro exit and go West on Truro Road. Continue west on Truro Road through the town of Truro. Continue west on Peru Road until you reach the town of East Peru. Turn left on Odel Avenue. Follow Odel Ave to G8P. Continue west on G8P to Clanton Creek Road. Take Clanton Creek Road south 2 miles to the property.



- 30 X 34 Barn Style Cabin with living quarters including new septic system and rural water and electric
- 4 Tower Blinds
- Multiple Tree Stands
- Established food plots

**LISTING #16232 | PRICE \$1,192,000**



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