



**Hawkeye  
Farm Mgmt &  
Real Estate**



**REALTREE**  
UNITED COUNTRY  
HUNTING PROPERTIES

**National Exposure - Local Expertise**

**156 ACRES - JACKSON COUNTY, IA**

**Price: \$1,014,000  
MLS #: 6111624**

**Acres: 156 +/-  
Price/Acre: \$6,500**



**188TH ST., ZWINGLE, IA 52079**

**Hawkeye Farm Mgmt & Real Estate  
1010 South Clinton, Albia, IA 52531**

**(641) 932-7796**

**Hawkeye@UCIowa.com**

**www.UCIowa.com**

**For More Information, Contact:**

**Joshua Flournoy**

**Realtor®/Iowa Land Specialist**

**(641) 203-9427**

**JoshuaF@UCIowa.com**

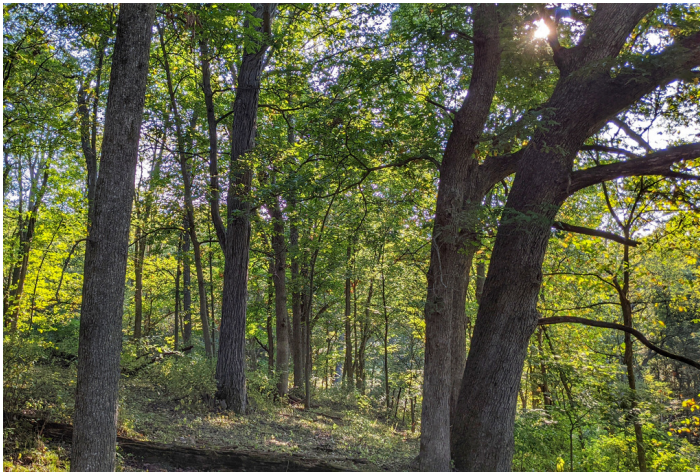
**www.UCIowa.com**



Alan Ammons, Broker - Licensed in Iowa & Missouri - All Agents Licensed in Iowa

- The listing information, although believed to be accurate, is not warranted or guaranteed by the owner, listing firm, or listing agent. -





## 156 Acres Jackson County, Iowa Hunting Land & Multi-Use Property

This beautiful property has been in the same family for at least 30+ years. You don't see mixed-use acreages like this come available in Jackson County all that often, and that is just a fact. It has been an income producing property with crops & cattle grazing, has great wildlife habitat, would be perfect for horses and horseback riding, and has scenic country views and multiple potential very nice building spots for a getaway cabin or primary residence. There are some beautiful hardwood ridges with very mature oaks, hickory, maple, cherry and other species, some very unique rock outcroppings in the woods, and really great views of the surrounding countryside. There is undoubtedly some significant harvestable timber value if one desired to turn that into some income. Electric and water are on site, inquire for details. Access is via a good quality "A" level road. The property is in a secluded, quiet area of the county but only 12 miles to Maquoketa, 25 miles to Dubuque, and approximately 65 miles or less to both Davenport and Cedar Rapids. The Mississippi River and water activities are only 20 miles away and Maquoketa Caves State Park is 8 miles away.

If you're a deer hunter, Iowa deer records show that Jackson is in the top tier of big buck producing counties in Iowa. There is good wildlife habitat and sign on the property, and both deer and turkey were encountered multiple times while taking photos and video on the property. The amount of hard mast/acorns on this place for deer and turkeys should always be impressive given the huge number of mature oak trees on the property, including many big white oaks. The landowner has not given permission to hunt for many years. Inquire for details. Trail Camera photos in this listing were taken by my cameras in late September, 2021. The property is surrounded on all sides by a mix of crops and some big blocks of woods on neighboring lands.

There are 60.54 FSA tillable acres, 17.54 of which are in corn for 2021, and the remainder serves as cattle pasture. Lease is open for 2022. They could continue to be cropped, used as cattle pasture, could potentially be seeded down for alfalfa hay production income, or could be a great deer hunters playground for food plots and potentially some standing crops to attract deer into the Winter. In addition to the 60.54 FSA tillable acres, there are an additional approximately 9 total open acres that would have the potential to make some very nice huntable food plots. There is 1 good sized pond currently on the property, and 2 cattle tanks that are currently filled from the well on the property.

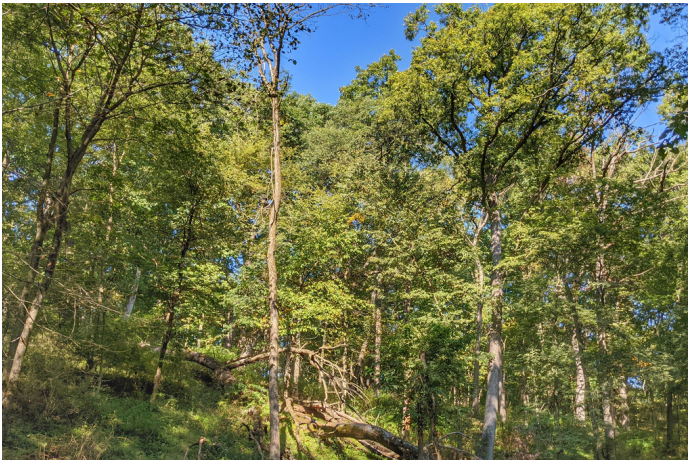
- **156 Acres +/-**
- **Also being offered as 59 & 97 acre tracts**
- **Single owner for 30+ years**
- **Great wildlife habitat, lots of deer and turkey sign**
- **60.54 FSA Tillable Acres, in cattle pasture & crops**
- **Approximately 9 additional open acres good for potential food plots**
- **Beautiful hardwood forest w/harvestable timber**
- **Mature oaks, hickory, maple, cherry & more**
- **Great property for horses & horseback riding**
- **Multiple nice potential building sites for getaway cabin or primary residence**
- **Electric and water on site - inquire for details**
- **Excellent "A" road access**
- **Secluded but only 12 miles to Maquoketa**
- **25 miles to Dubuque, 55-65 miles to Davenport & Cedar Rapids**
- **8 miles to Maquoketa Caves State Park**
- **20 miles to Mississippi River & water activities**
- **Property taxes approx. \$1,798**
- **Showings by appointment only**





**Hawkeye  
Farm Mgmt &  
Real Estate**

**156 ACRES - JACKSON COUNTY, IA**



**JOSHUA FLOURNOY**, Land Agent

(641) 203-9427 | [JoshuaF@UCIowa.com](mailto:JoshuaF@UCIowa.com) | [UCIowa.com](http://UCIowa.com)



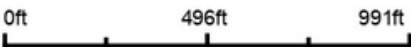
Aerial Map



©2021 AgriData, Inc.

**Hawkeye Farm Mgmt & Real Estate**  
United Country Real Estate  
22 N Main, Albion IA Phone: 641-932-7796  
Email: hawkeye@ucIowa.com  
On the web: www.ucIowa.com  
www.IowaWhitetailfarms.com

Map Center: 42° 11' 49.19, -90° 44' 21.22



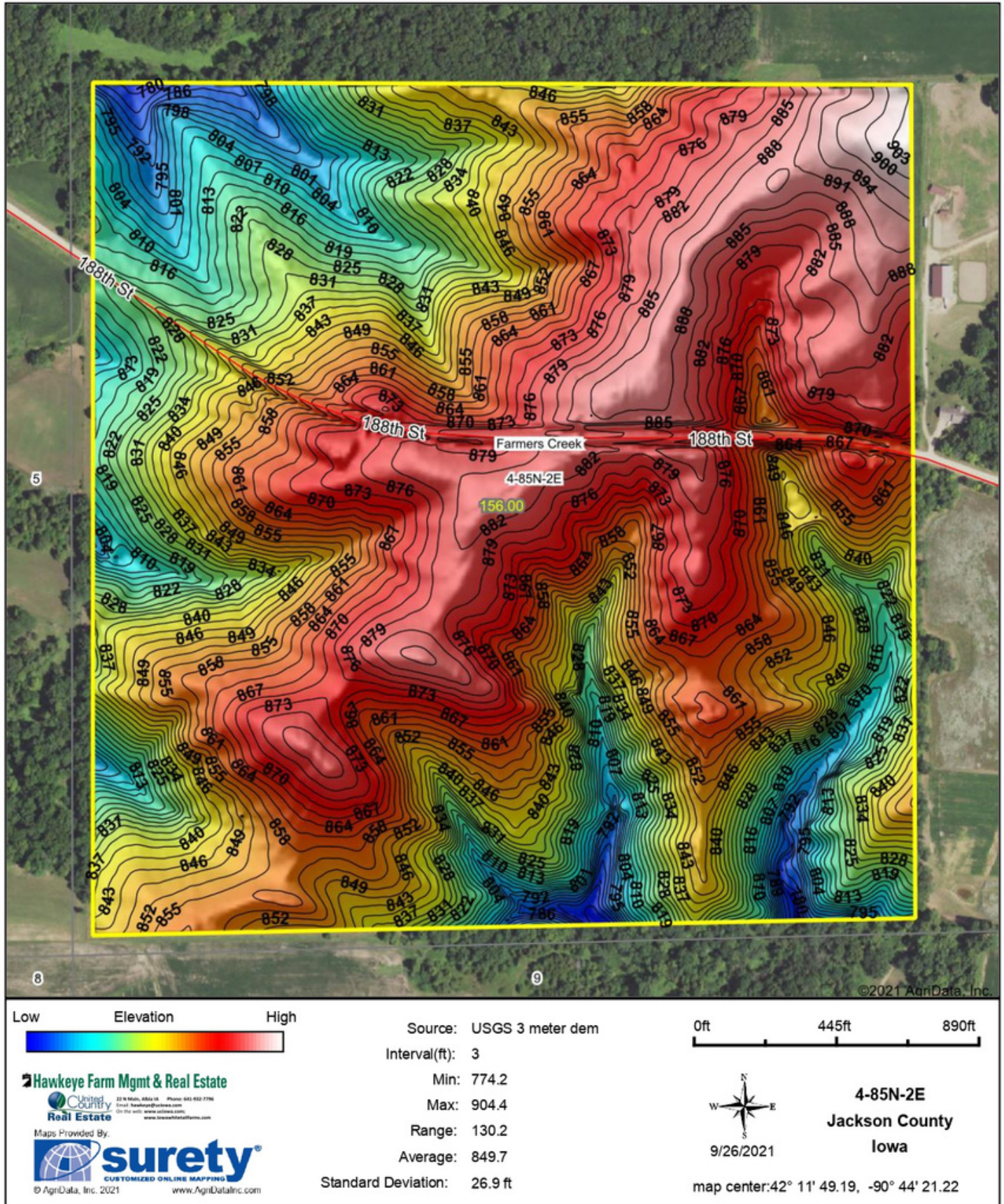
**4-85N-2E**  
**Jackson County**  
**Iowa**



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2021 www.AgriDataInc.com

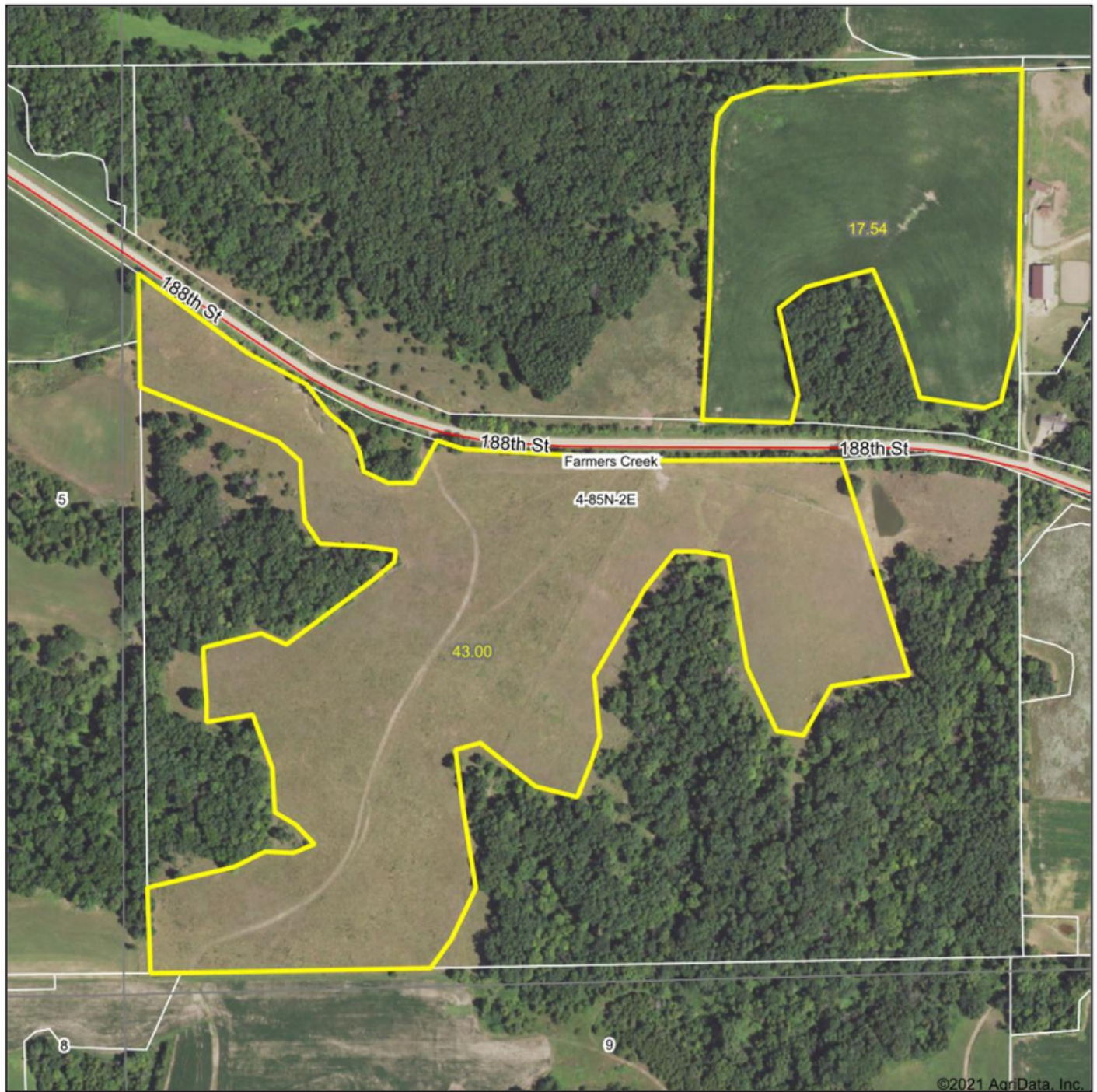


# Topography Hillshade





## Aerial Map



**Hawkeye Farm Mgmt & Real Estate**  
United Country  
Real Estate  
22 N Main, Abila IA Phone: 641-932-7796  
Email: hawkeye@uciova.com  
On the web: www.uciova.com  
www.iowawhitetailfarms.com

Map Center: 42° 11' 48.93, -90° 44' 21.73

0ft 459ft 919ft

**4-85N-2E**  
**Jackson County**  
**Iowa**

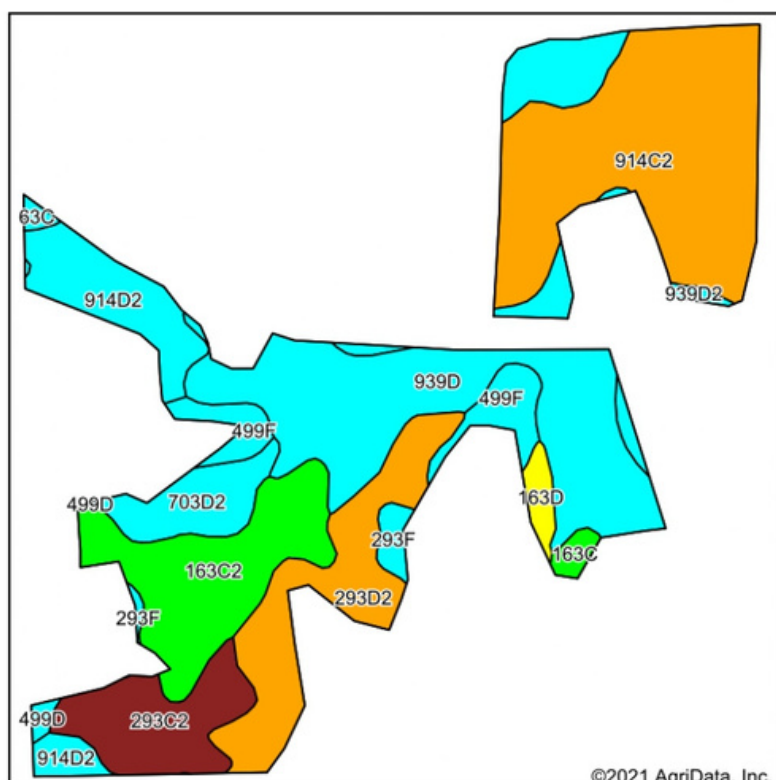


Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2021 www.AgriDataInc.com

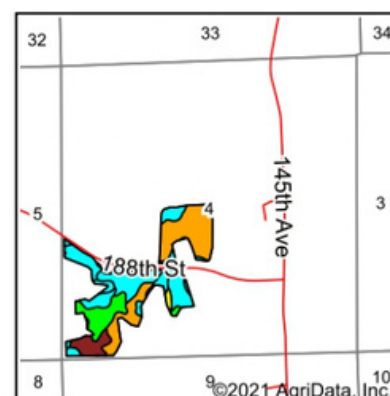
Field borders provided by Farm Service Agency as of 5/21/2008



## Soils Map



Soils data provided by USDA and NRCS.



State: Iowa  
County: Jackson  
Location: 4-85N-2E  
Township: Farmers Creek  
Acres: 60.54  
Date: 10/10/2021

**Hawkeye Farm Mgmt & Real Estate**

United Country  
Real Estate  
22 N Main, Abita IA Phone: 641-932-7796  
Email: hawkeyefarm@ucjowa.com  
On the web: www.ucjowa.com  
www.iowawhitehallfarms.com

Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2021 www.AgriDataInc.com



Area Symbol: IA097, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
914C2	Winneshiek loam, 5 to 9 percent slopes, moderately eroded	14.63	24.2%		Ille	36	36	36
939D	Donatus-Rollingstone silt loams, 9 to 14 percent slopes	13.23	21.9%		IVe	15	5	52
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	7.25	12.0%		Ille	72	68	68
293D2	Fayette-Lamont-Chelsea complex, 9 to 14 percent slopes, moderately eroded	6.67	11.0%		Ille	30	28	47
914D2	Winneshiek loam, 9 to 14 percent slopes, moderately eroded	6.51	10.8%		IVe	10	21	34
293C2	Fayette-Lamont-Chelsea complex, 5 to 9 percent slopes, moderately eroded	4.43	7.3%		Ille	53	36	52
499F	Nordness silt loam, 14 to 35 percent slopes	2.77	4.6%		VIIIs	5	5	6
703D2	Dubuque silt loam, 9 to 14 percent slopes, moderately eroded	2.61	4.3%		IVe	13	21	45
163D	Fayette silt loam, 9 to 14 percent slopes	0.69	1.1%		Ille	49	60	71
293F	Fayette-Lamont-Chelsea complex, 18 to 25 percent slopes	0.66	1.1%		VIIe	13	11	37
163C	Fayette silt loam, 5 to 9 percent slopes	0.44	0.7%		Ille	75	70	76
499D	Nordness silt loam, 5 to 14 percent slopes	0.24	0.4%		VIIs	6	5	35
63C	Chelsea loamy sand, 5 to 9 percent slopes	0.21	0.3%		IVs	13	21	25
939D2	Donatus-Rollingstone silt loams, 9 to 14 percent slopes, moderately eroded	0.20	0.3%		IVe	14	5	43
Weighted Average						3.61	31	28.5
								*n 45.2

\*\*IA has updated the CSR values for each county to CSR2.

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# | Agent Contact



## Joshua Flourney

### Realtor®/Iowa Land Specialist

Realtree UC Hunting Properties  
United Country Hawkeye Farm Mgmt  
& Real Estate

**Ph. – (641) 203-9427**

**Email – [JoshuaF@UCIowa.com](mailto:JoshuaF@UCIowa.com)**

**Web – [SouthernIowaLand.com](http://SouthernIowaLand.com)**

---

Joshua grew up tromping around on the family farm in the Pineywoods Region of Deep East Texas, where he loved hunting, fishing and camping with his dad.

The farming and ranching traditions run deep in Joshua's family dating back over 75 years. His early life experiences developed in him a strong and abiding connection with the land and the benefits and pride of land ownership.

Joshua's biggest outdoor passion is bowhunting for big Whitetail bucks and traveling to hunt. He started bowhunting at age 14, which ignited a lifelong passion, and 30 years later he has hunted in 24 states, Mexico, and 2 Canadian provinces for Big Game, Turkey, Upland Game, & Waterfowl. He is a member of the Iowa Bowhunters Association.

Prior to starting his career as a Land Agent in southern Iowa, Joshua was self-employed for 25 years and built 2 successful businesses from the ground up, eventually selling both of them to move on to the next challenge. Having personal interaction with thousands of customers in over 2 decades as business owners, Joshua and his wife Julie practiced some basic yet core principles: Tell the Truth; Keep Your Word; Be On Time; Be Friendly & Hospitable; and "A Good Picture is Worth a Thousand Words." Willingness to go the extra mile for his customers helped his businesses to be highly successful in a very competitive marketplace.

Joshua has been keenly interested in wildlife conservation, land management, & habitat improvement since he was a teenager using his dad's old Ford tractor to plant food plots for deer on the family farm. He understands what buyers are looking for in southern Iowa land, because he was one!

Joshua and his wife Julie have raised most of their 13 children in the Midwest over the last 17 years and live with 11 of their children in northern Lucas County, Iowa, between Chariton & Knoxville. Joshua & his Family attend Grace Baptist Church in Chariton.