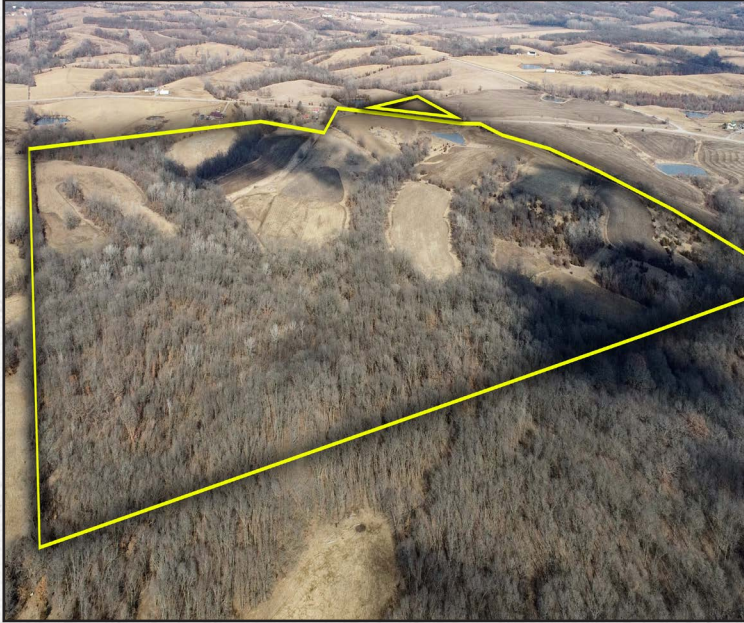




LAND FOR SALE

Decatur County

156.5
ACRES +/-



FARM DESCRIPTION

PRICE: \$907,700

This is a beautiful TURN-KEY recreational farm located in the famous "Woodland Township of Decatur County, Iowa". This property lays extremely well for the serious deer hunter who wants to grow, manage, and harvest mature whitetails. Minimal road frontage offers little human intrusion and easy access allows you to penetrate the farm undetected when the major weather fronts hit with westerly winds. A newly enrolled CRP contract has been accepted for 46.13 acres that pays \$8,400 +/- annually. There are numerous food plot locations throughout the property in place. The location, already established hunting setups, and deer quality make this farm a must-see!

To set up a private showing on this Decatur County, Iowa property, contact Land Broker Cody Skinner 515-443-6343 or Land Broker Matt Skinner 515-443-5004



CODY SKINNER | LAND BROKER
Cody@iowaLandCompany.com
515-443-6343

Urbandale Office
2540 106th St. Suite 201
Urbandale, IA 50322

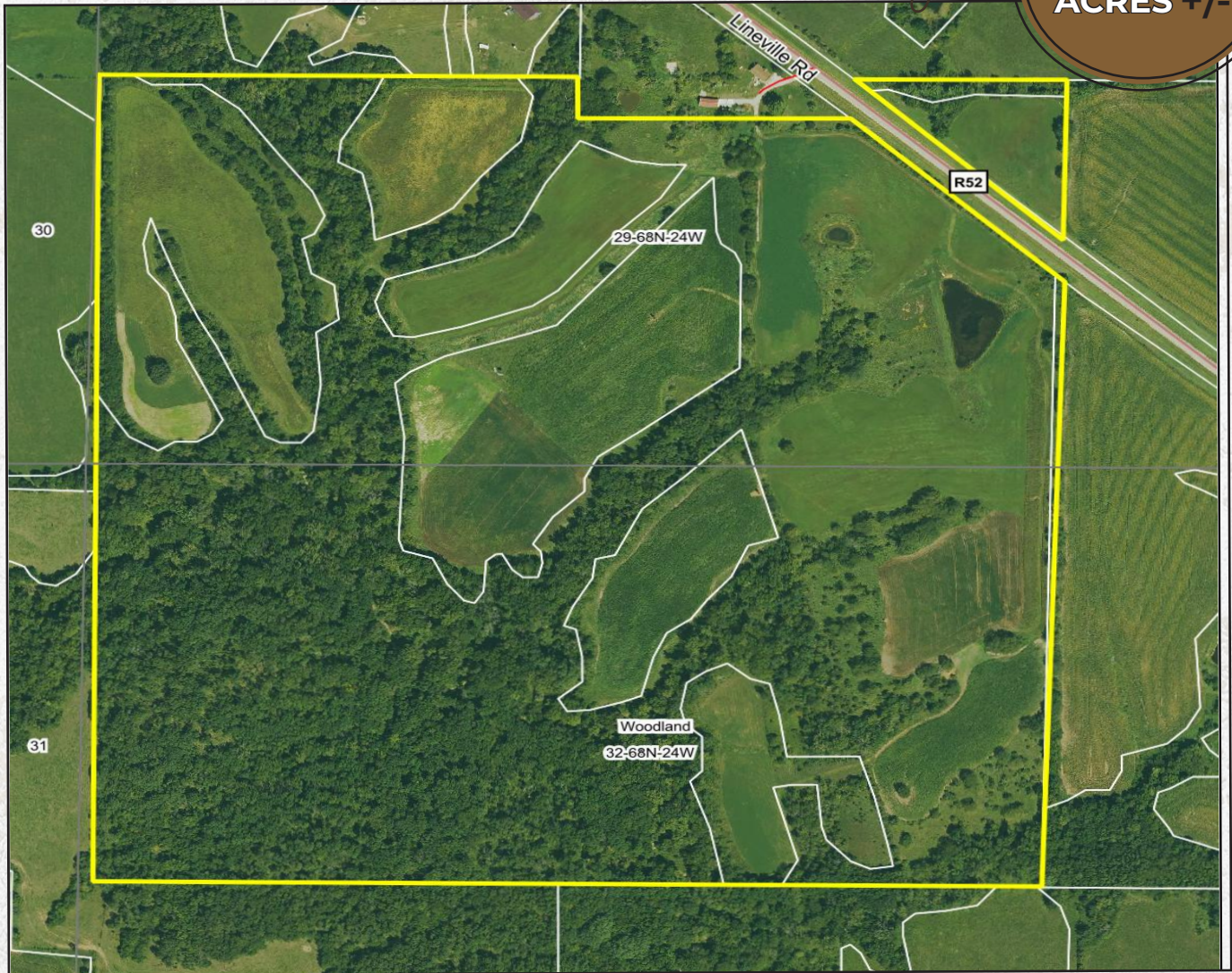
MATT SKINNER | LAND BROKER
Matt@iowaLandCompany.com
515-443-5004



AERIAL PHOTO

Decatur County

156.5
ACRES +/-



FARM SPECIFICATIONS:

Asking Price:

\$907,700

Location:

From Leon, Iowa take HWY 2 out of town to the east 2.5 miles. Turn right on Lineville Road for 8 miles. Farm will be on the west side of the road. Farm Address is 26845 County Road R52 Leon, IA 50144.

Legal Description:

156.5 +/- acres located in Decatur County, Iowa; Woodland Township, Section 29 & 32. Exact legal will come from the deed.

Tax Information:

\$TBD +/- Annually Estimated From The County Assessor



SOIL MAP

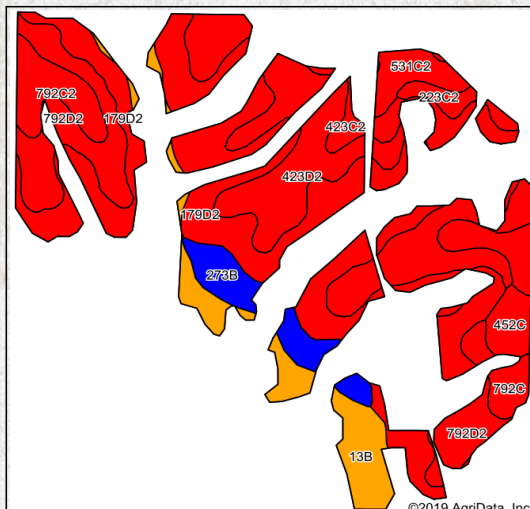
Decatur County

156.5
ACRES +/-

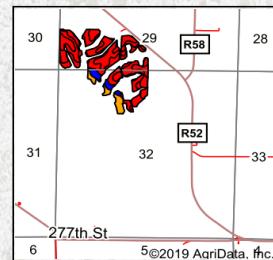
Details

- Located in the famous "Woodland Township" in Decatur County
- HIGHLY MANAGED QDM AREA
- 67.6 +/- FSA cropland acres seeded down to CRP and food plots
- 46.13 acres in CRP that pays \$8,400 annually
- Approximately 17 acres currently in food plots
- Corn, soybeans, alfalfa, clover, brassicas
- Several food plot locations throughout the property
- Thick timbered draws, switch grass, eastern red cedar trees, and recent timber stand improvement in the hardwoods area makes this farm ideal whitetail habitat.
- Multiple tree stand locations
- Multiple existing food plot locations throughout the farm and hunting blinds are in place. Blinds can be purchased if the new owner would like to.
- Located on hard surface R52 country road
- Very little road frontage makes this farm hunt BIC
- Located 11 minutes northwest of Lineville, Iowa
- Located 12 minutes Southeast of Leon, Iowa
- Located 1 hour and 20 minutes from Des Moines, Iowa

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Decatur**
Location: **32-68N-24W**
Township: **Woodland**
Acres: **66.76**
Date: **1/21/2020**



Maps Provided By:
surety
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Area Symbol: IA053, Soil Area Version: 25														
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Kentucky bluegrass	Oats	Smooth bromegrass	Soybeans
179D2	Gara clay loam, 9 to 14 percent slopes, moderately eroded	19.51	29.2%		IVe	43	43							53
423D2	Bucknell clay loam, 9 to 14 percent slopes, moderately eroded	15.44	23.1%		IVe	8	13							37
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	9.47	14.2%		IVe	7	13							38
13B	Olmütz-Zook-Vesser complex, 0 to 5 percent slopes	5.64	8.4%		IIw	76	55							72
531C2	Kniffin silty clay loam, 5 to 9 percent slopes, moderately eroded	3.89	5.8%		IIle	48	31							62
273B	Olmütz loam, heavy till, 2 to 5 percent slopes	3.41	5.1%		Ile	81	72	9	5	152	3	62	5	41
														74



PROPERTY PHOTOS

Decatur County

156.5
ACRES +/-



CODY SKINNER | LAND BROKER
515-443-6343

Branded in Land

MATT SKINNER | LAND BROKER
515-443-5004



ABOUT US

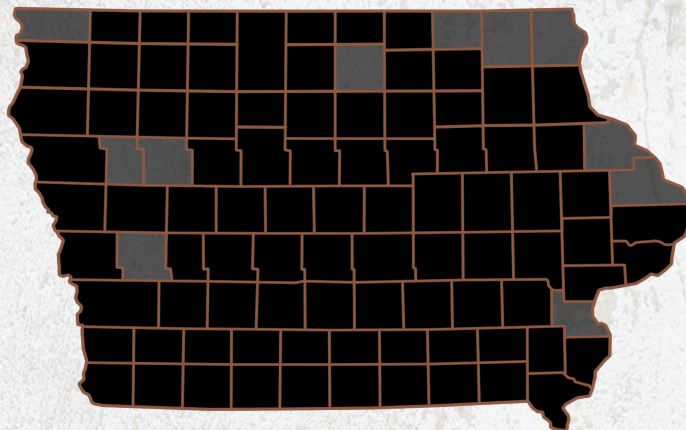
We are Iowa Land Company

A REAL ESTATE BROKERAGE GROWN ON THE BEST DIRT IN AMERICA

WHAT WE DO

At Iowa Land Company, our approach is like that of a farmer: prepare, do the hard work and when the time comes, enjoy a successful harvest. We're a farmland real estate company and helping connect buyers and sellers of Iowa land is our specialty. As a team of native Iowans, our boots only know Iowa dirt. Our team of land experts combine years of real estate experience with the latest technology and marketing innovations to give you a modern real estate service unmatched in the Hawkeye State.

-  LAND AUCTIONS
-  LAND LISTINGS
-  NATIONAL MARKETING



"IOWA IS OUR FACTORY, LAND MARKETING IS OUR CRAFT, FARMLAND TRANSACTIONS ARE OUR PRODUCT, AND THE PEOPLE ARE WHAT MAKE UP OUR BUSINESS"

-Iowa Land Company

Cody and Matt are your local Land Brokers for Iowa Land Company, a family owned business which they Co-Founded with their two brothers Luke and Nick Skinner. Our goal is to be a trusted source in the Iowa farmland market while connecting buyers and sellers of Iowa land. Over the past six years we have represented clients in over 650 land real estate transactions selling 18,000 + acres of Iowa Land. We look forward to the opportunity to work for you and your family.



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