



**Hawkeye
Farm Mgmt &
Real Estate**



REALTREE
UNITED COUNTRY
HUNTING PROPERTIES

National Exposure - Local Expertise

59 ACRES - JACKSON COUNTY, IA

**Price: \$407,100
MLS #: 6111747**

**Acres: 59 +/-
Price/Acre: \$6,900**



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. -



59 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 and 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 and nice views. There is undoubtedly some harvestable timber value if one desired to turn that into some income. Electric available at the road, 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 17.54 FSA tillable acres which have been being cropped by a local farmer, in corn in 2021. Lease is open for 2022. Those acres could continue to be cropped, 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 17.54 FSA tillable acres, there are an additional approximately 6 total open acres that would have the potential to make some very nice huntable food plots.

- **59 Acres +/-, subject to survey**
- **Also being offered as part of single 156 acre +/- tract**
- **Adjacent to tract of 97 acres +/- also for sale**
- **Single owner for 30+ years**
- **Great wildlife habitat, lots of deer and turkey sign**
- **17.54 FSA Tillable Acres, in corn for 2021, lease open for 2022**
- **Approximately 6 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 at road**
- **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. \$562.35**
- **Showings by appointment only**



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JOSHUA FLOURNOY, Land Agent

(641) 203-9427 | JoshuaF@UCIowa.com | UCIowa.com

Aerial Map



Hawkeye Farm Mgmt & Real Estate



22 N Main, Albion IA Phone: 541-932-7796
Email: hawkeye@ucilowa.com
On the web: www.ucilowa.com
www.lowswhitetailfarms.com

Map Center: 42° 11' 56.93, -90° 44' 20.05

0ft 496ft 991ft

4-85N-2E
Jackson County
Iowa



9/26/2021

Maps Provided By:



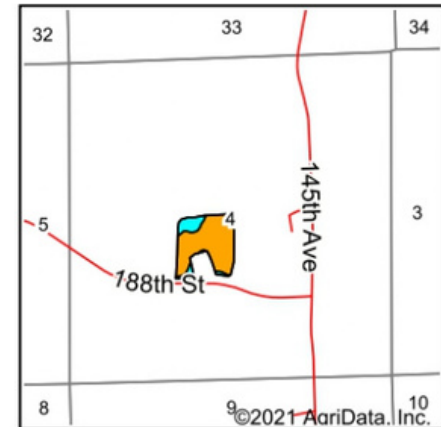
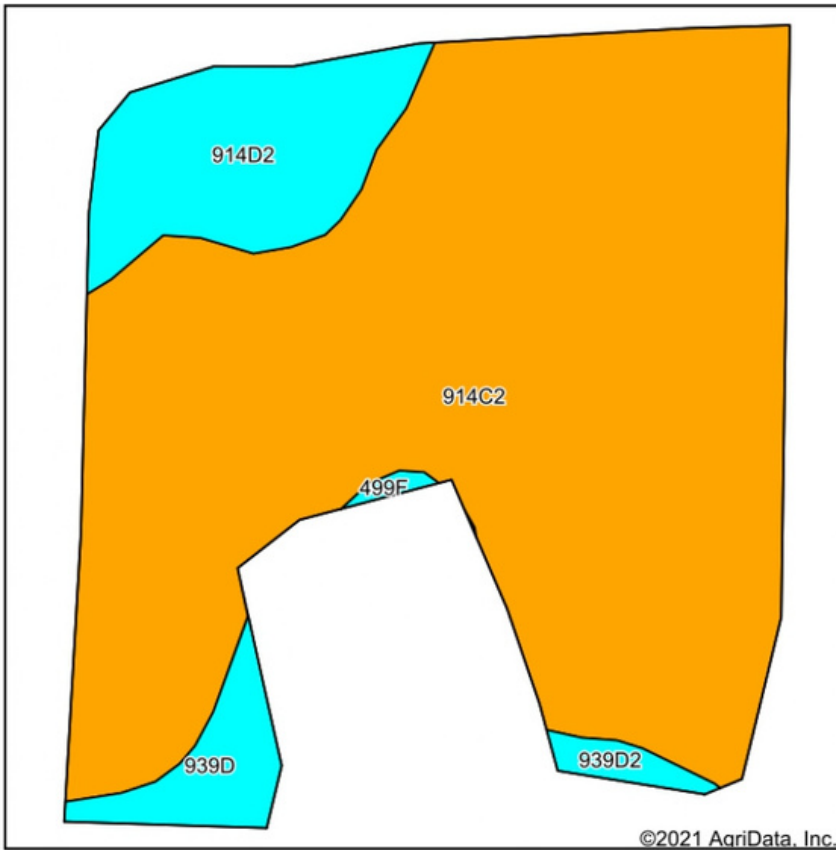
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Aerial Map



Soils Map



State: **Iowa**
 County: **Jackson**
 Location: **4-85N-2E**
 Township: **Farmers Creek**
 Acres: **17.54**
 Date: **9/29/2021**

Hawkeye Farm Mgmt & Real Estate

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

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Soils data provided by USDA and NRCS.

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	14.64	83.5%		IIIe	36	36	36
914D2	Winneshiek loam, 9 to 14 percent slopes, moderately eroded	1.99	11.3%		IVe	10	21	34
939D	Donatus-Rollingstone silt loams, 9 to 14 percent slopes	0.65	3.7%		IVe	15	5	52
939D2	Donatus-Rollingstone silt loams, 9 to 14 percent slopes, moderately eroded	0.20	1.1%		IVe	14	5	43
499F	Nordness silt loam, 14 to 35 percent slopes	0.06	0.3%		VIIIs	5	5	6
Weighted Average						31.9	32.7	*n 36.3

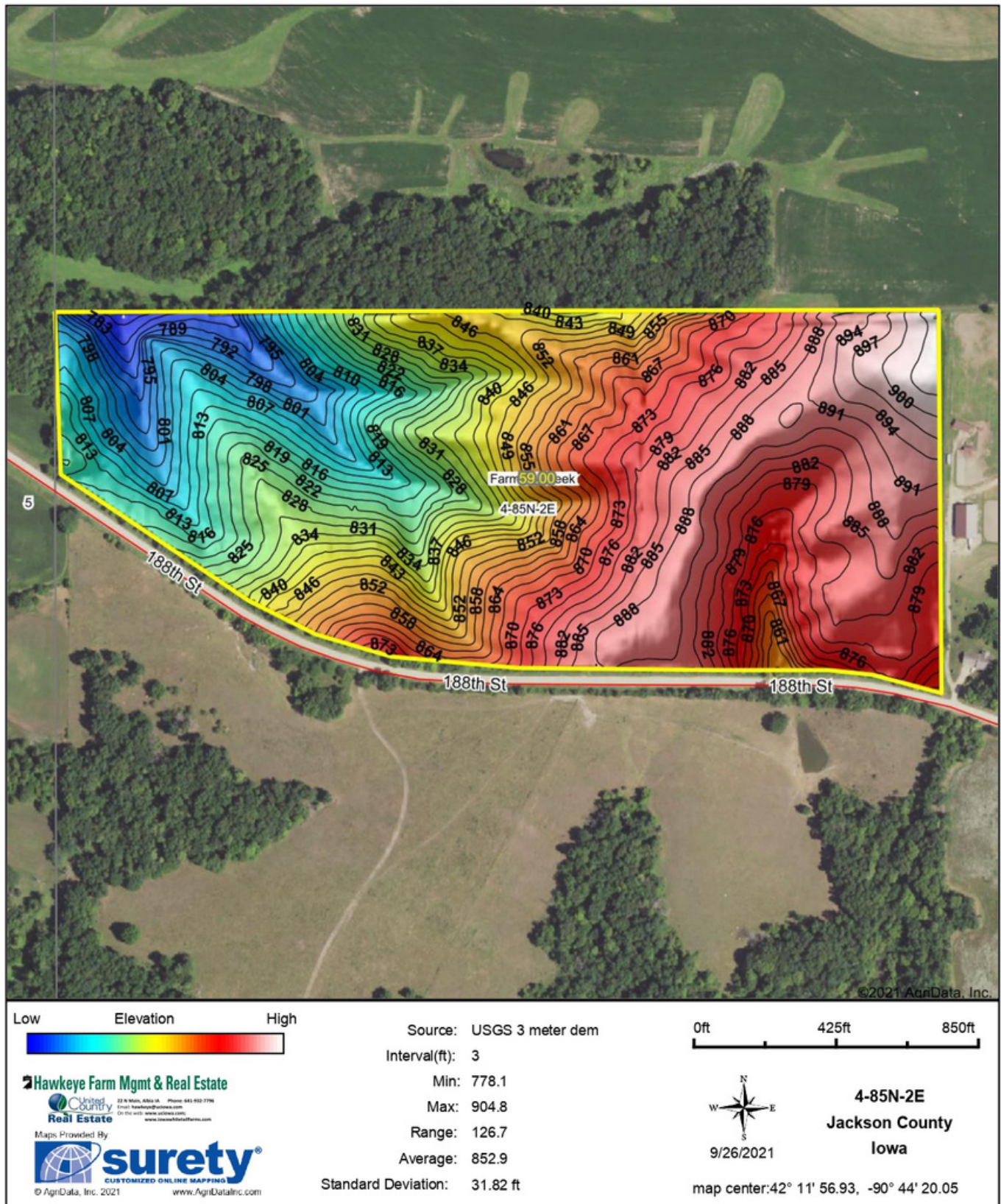
**IA has updated the CSR values for each county to CSR2.

*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.

Topography Hillshade



| 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

Web – 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.