



**Hawkeye
Farm Mgmt &
Real Estate**

Iowa Recreational Land with Income

*Marion County, Iowa
20th Place, Melcher-Dallas, IA 50163*

*\$272,000
40 +/- Acres*



PROPERTY DESCRIPTION

Hard-to-find Iowa recreational tract with great hunting, beautiful timber, a pond, and income all within an hour of Des Moines.

Located just west of Mecher-Dallas, Iowa this 40+/- acre Marion County property offers an incredible opportunity for recreational use, prime hunting and a beautiful future homesite.

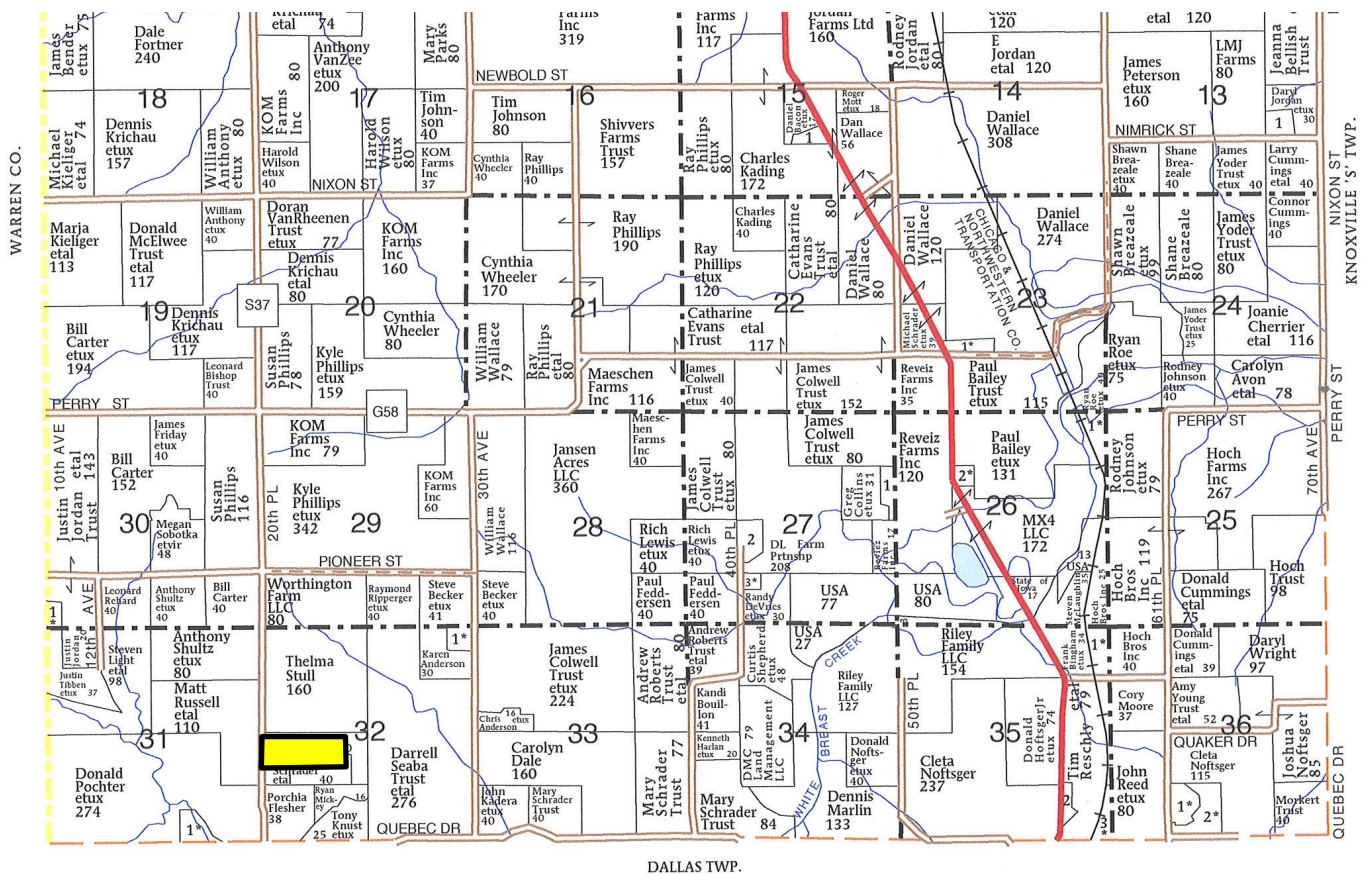
This tract sits in the middle of an area with slammer Iowa whitetails and offers the opportunity for serious hunting with very little investment and maintenance.

The pond, topography, and location tucked into neighboring farms makes for some incredible views and habitat features for area wildlife. There are phenomenal building sites on the front side of farm with water and electric running along the road.

As an added benefit the 17 acres of native grass CRP planting offers income and habitat.

Iowa hunting and recreational tracts of this caliber truly offer amazing benefits in a small package and are a truly rare find.

FRANKLIN TOWNSHIP PLAT MAP



PROPERTY IMAGES





Hawkeye Farm Mgmt & Real Estate

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"Serving Southern Iowa & Northern Missouri."

For more maps, disclosures, and images
please visit www.UCIowa.com

or

to set up a time to see this property contact
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The above information, although believed to be correct, is not warranted
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