

LOUISA COUNTY *Iowa*



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Land Available



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Peoples Company proudly presents Fawndoebuck LLC, an extraordinary opportunity to acquire a truly unique property nestled in the serene hills overlooking the scenic Iowa River corridor.

Encompassing 86.44 m/l secluded acres, this exceptional parcel boasts a diverse range of wildlife, including deer, turkey, waterfowl, and more. It's a hunter's paradise waiting to be transformed into a world-class hunting retreat. With minimal road frontage, the property offers unparalleled privacy and seclusion, ideal for seasoned hunters seeking an immersive experience

Featuring a coveted 50/50 ratio of timber to tillable land, with prime building site potential, this property is a rare find. The 28.99 FSA tillable acres boast an impressive 77.3 CSR2 rating and are currently planted with soybeans, providing abundant food sources for wildlife. This property has the right conditions to watch whitetail deer during the summer evenings as the beans and whitetail buck's antlers develop. Additionally, there's adequate space for strategic food plots within the dense timber, ensuring a thriving ecosystem for deer, turkey, pheasants, and more.

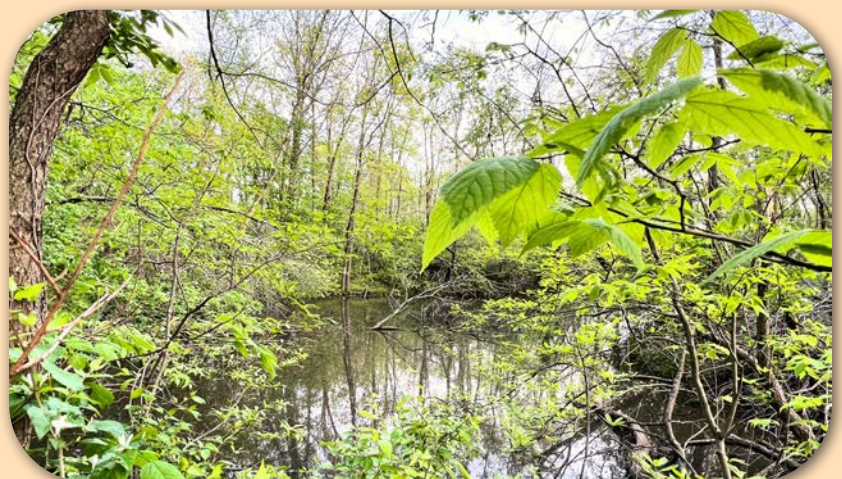
For those envisioning their dream home amidst this natural beauty, electric service has already been extended to the tillable field, offering convenience and comfort without compromising the pristine surroundings.

Don't miss out on the opportunity to make this your slice of paradise. Reach out to our dedicated listing agents for more information and to seize this rare chance to own a piece of Iowa's picturesque landscape.



PRICE: \$640,000

NET TAXES: \$1,582.00



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TILLABLE SOILS MAP



Code	Soil Description	Acres	% of Field	Legend	CSR ₂
180	Keomah silt loam	13.48	46.50%		82
80B	Clinton silt loam	7.54	26.01%		80
80C	Clinton silt loam	7.53	25.97%		72
65G	Lindley loam	0.40	1.38%		5
M163E	Fayette silt loam	0.03	0.10%		39
M163D	Fayette silt loam	0.02	0.07%		50

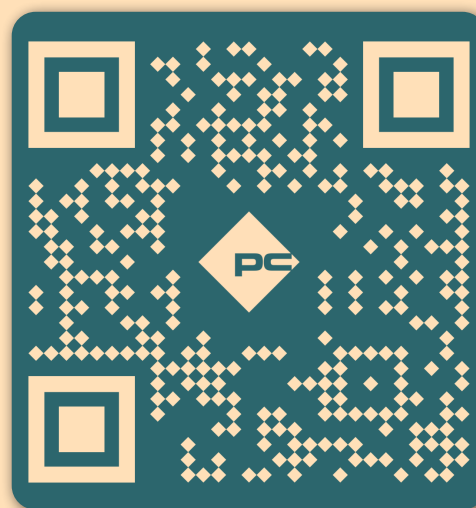
Weighted Average: 77.8

DIRECTIONS



From Columbus Junction High School in Columbus Junction, IA head southeast on Flat Iron Drive. In less than half a mile turn right onto New Heritage Trail. Within 200ft more or less there will be a 2-track path heading east on the left-hand side. Use this path to enter the farm. Look for Peoples Company Signs.

NEW HERITAGE TRAIL COLUMBUS JUNCTION, IA 52738



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