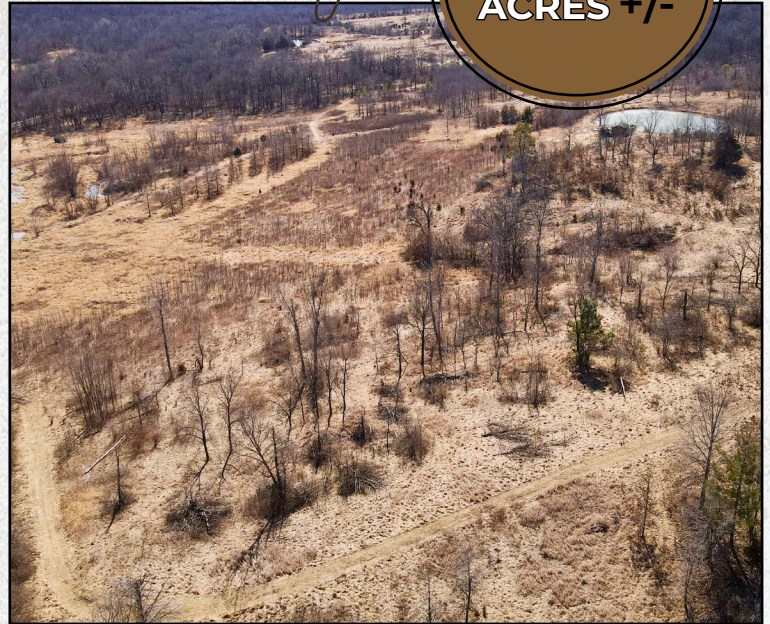




# PROPERTY FOR SALE

Wapello County

**129**  
ACRES +/-



## PROPERTY DESCRIPTION

**PRICE: \$683,055**

129 +/- acres located in Wapello County just 4 miles west of Ottumwa, Iowa on a hard surface road. This farm is in a low-pressure area that is known to produce and hold large mature Iowa Whitetail. The farm is set up for hunting different wind directions and not burning out one side or the other. The diverse habitat is a perfect setup for hunting mature whitetail deer. Consisting of hardwood timber, tall grasses, wetlands at the bottom, and rolling hills throughout the farm with plenty of room for strategically placed food plots can really make this recreational farm exactly what you want. There is an extensive trail system throughout the farm making it ideal to walk to and from your stand or it would be perfect for a E-bike, ATV or just hike around the farm. On the north side of the farm sitting on the hill is a cabin with stocked pond that overlooks the bottom that would make a great weekend getaway or that hunting cabin you always wanted! There are 2.60 acres in CRP that will expire 9-30-25. In the past the farm had CRP, corn/bean rotation and hay ground. It is now an open canvas waiting for the new owner to make it their own paradise. There is plenty of room for several food plot locations, this farm feels much larger than 130 acres and the topography makes it ideal to getting in and out of the stand without disturbing the whole farm. I saw many rubs and deer trails throughout the farm along with turkey signs and plenty of roosting trees and I did kick up a small covey of quail while touring the farm. The USDA shows 41 crop acres. There is a 14x40 shed, 50x60 (approx.) metal building with a concrete floor with lean to and 4 grain bins. There is access to the farm from 87th Street and on the southeast corner on 194th Ave. by the railroad tracks.

To set up a private showing or for more information on this Wapello County, Iowa property, please contact Land Agent Jim Davis at 641-777-5484



JIM DAVIS | SOUTHEAST IOWA LAND AGENT  
Jim@IowaLandCompany.com  
641-777-5484

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

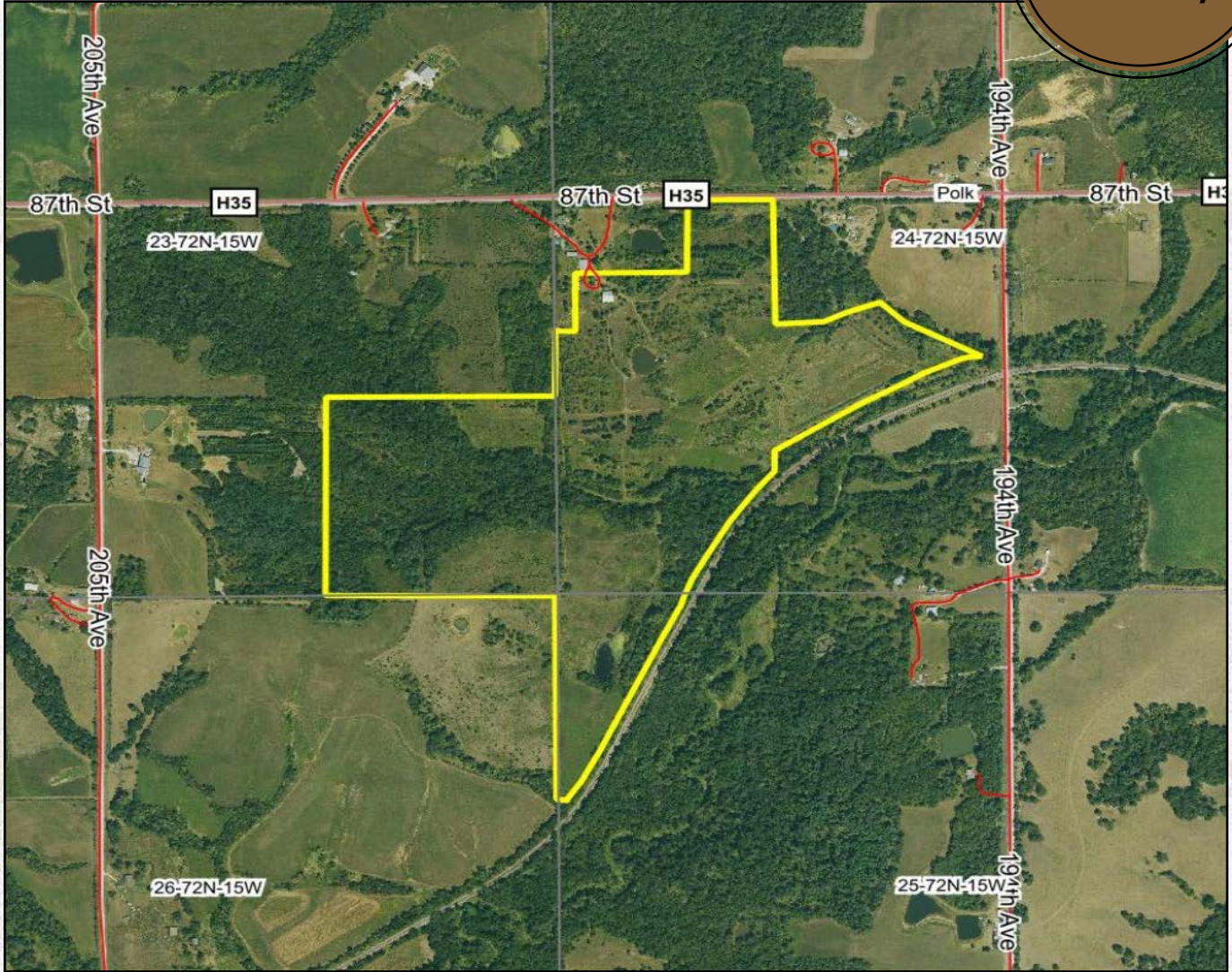




# AERIAL PHOTO

Wapello County

129  
ACRES +/-



## PROPERTY SPECIFICATIONS:

### Asking Price:

\$683,055

### Location:

From Ottumwa, Iowa, head west on highway 34 for 1 mile and turn right on 163rd and an immediate left on 87th st. Go approximately 4 miles and the farm will be on your left. Look for the sign. 67 miles to Iowa City, 72 miles to Des Moines, and 170 miles to Kansas City.

### Legal Description:

Polk Township, Section 24-72N-15W

### Tax Information:

Taxes: \$1,652 Estimated Yearly

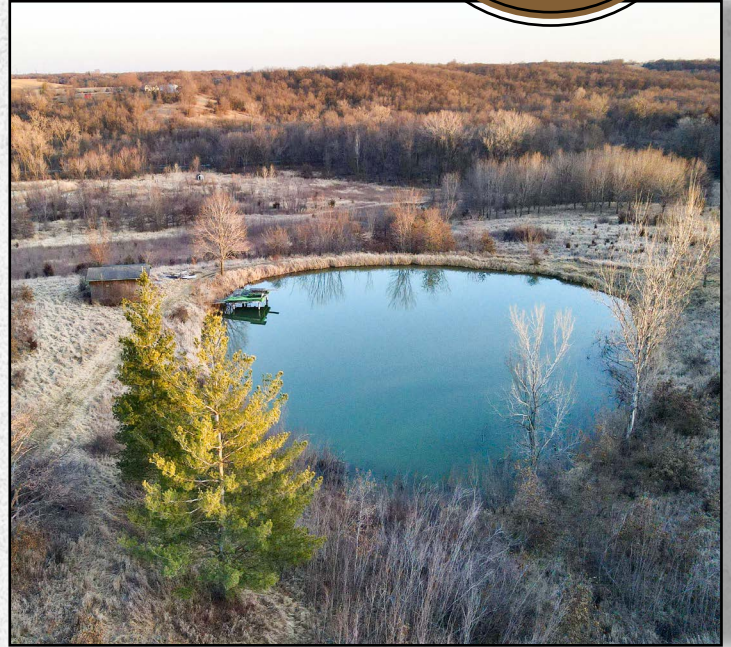




# PROPERTY PHOTOS

Wapello County

**129**  
ACRES +/-







# PROPERTY PHOTOS

Wapello County









# ABOUT US

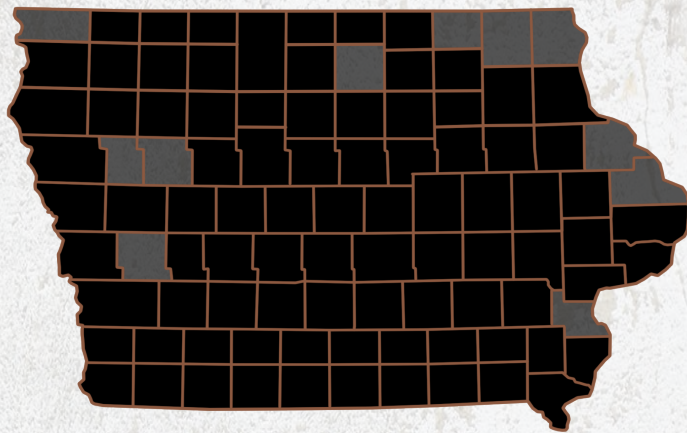
*We are Iowa Land Company*

**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*



Jim is your local Land Agent for Iowa Land Company. Jim is from Ottumwa, Iowa and has developed strong relationships throughout Southeast Iowa. His commitment to his clients guarantees Jim will work tirelessly on their behalf, whether selling or buying. *"My goal is to be your trusted land source throughout Southeastern Iowa. I look forward to the opportunity to work for you and your family."*

*-Jim Davis*

JIM DAVIS | SOUTHEAST IOWA LAND AGENT  
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*Branded in Land*