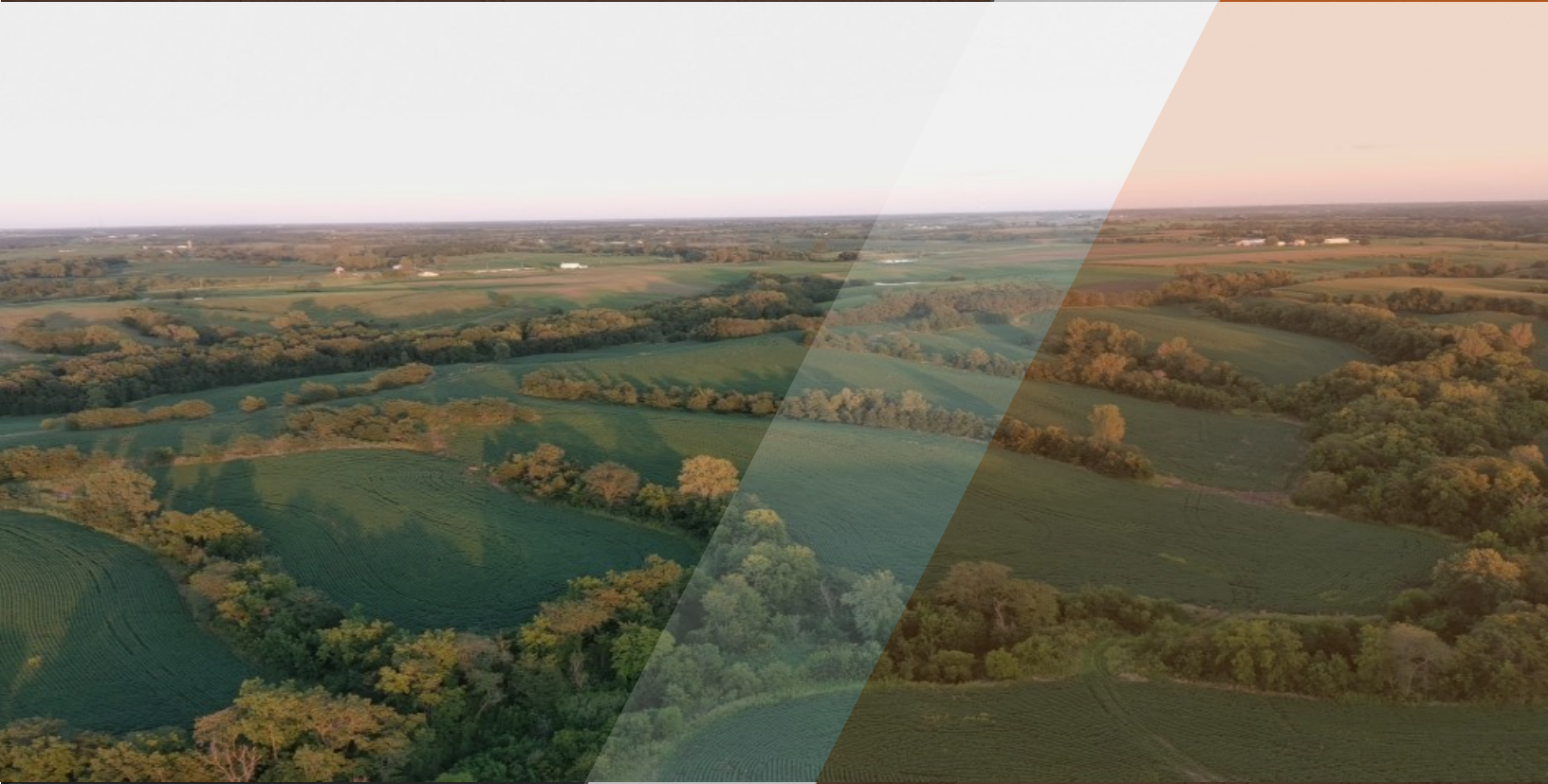




FARM & REC
REAL ESTATE



300 +/- ACRES

DAVIS COUNTY, IOWA

FABIUS TOWNSHIP SECTION 10

PRICE: \$1,800,000 OR \$6,000 PER ACRE

300± Acre Premier Income-Producing & Recreational Farm | Davis County, Iowa

Situated in the highly desirable region of Southwestern Davis County, Iowa, this 300± acre farm presents a great opportunity to own a well-balanced, income-generating, and recreationally rich property. Offering a blend of productive farmland, mature timbered draws, and diverse terrain, this tract is a must see for both the seasoned farmer and the passionate outdoorsman.

This farm features a strong agricultural foundation, consisting of 244 +/- FSA-certified tillable acres, currently in a productive corn and soybean rotation. The tillable acres have been meticulously maintained thanks to consistent stewardship and effective land management practices by the current owners. The property offers multiple income streams, including row crop rental and an annual hunting lease, combined, the total annual farm income in 2025 exceeded \$50,000.

Beyond its strong income, the farm also offers exceptional recreational benefits, diversifying its use. The landscape is defined by a series of large timbered draws that cut through the heart of the farm, creating several pinch points and funnels. These features, combined with lots of edge and scattered pockets of timber, make the farm a whitetail haven.

If you're a buyer looking to expand your current farming operation, diversify your portfolio, or searching for a premier recreational tract this farm is one you will want to check out.

For more detailed information or for your own private showing please contact Farm & Rec Real Estate Broker Glen Salow at 515-494-5560.



Property Features:

- **Total Deeded Acres:** 300 +/-
- **FSA Certified Tillable Acres:** 244 +/-
- **Corn Base:** 174.55
- **2025 Tillable Cash Rent:** \$50,000
- **Farm is open for 2026**
- **Diverse Habitat:** Numerous ditches, draws, and mature timber
- **Scattered Hardwoods:** Pockets of mature hardwoods throughout the property
- **Trail Camera Photos:** Coming soon
- **CRP Program Eligibility:** Property does qualify for CRP – contact broker for full details
- **Access:** Gravel road frontage from the West off Dewberry Avenue
- **Location:**
Approximately 10 miles Southwest of Bloomfield, IA
1 mile north of the intersection of 315th Street and Dewberry Avenue
Approximately 17 miles Southeast of Centerville, IA
Approximately 10 miles Southwest of Bloomfield, IA
1 mile north of the intersection of 315th Street and Dewberry Avenue
Just 1.5 miles North of the Missouri border
- **2024 Annual Property Taxes:** \$4944



Tract Map

300 +/- Acres

Davis County, Iowa

Davis County, IA - 300 +/- Acres
Davis County, Iowa, 300 AC +/-

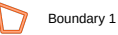
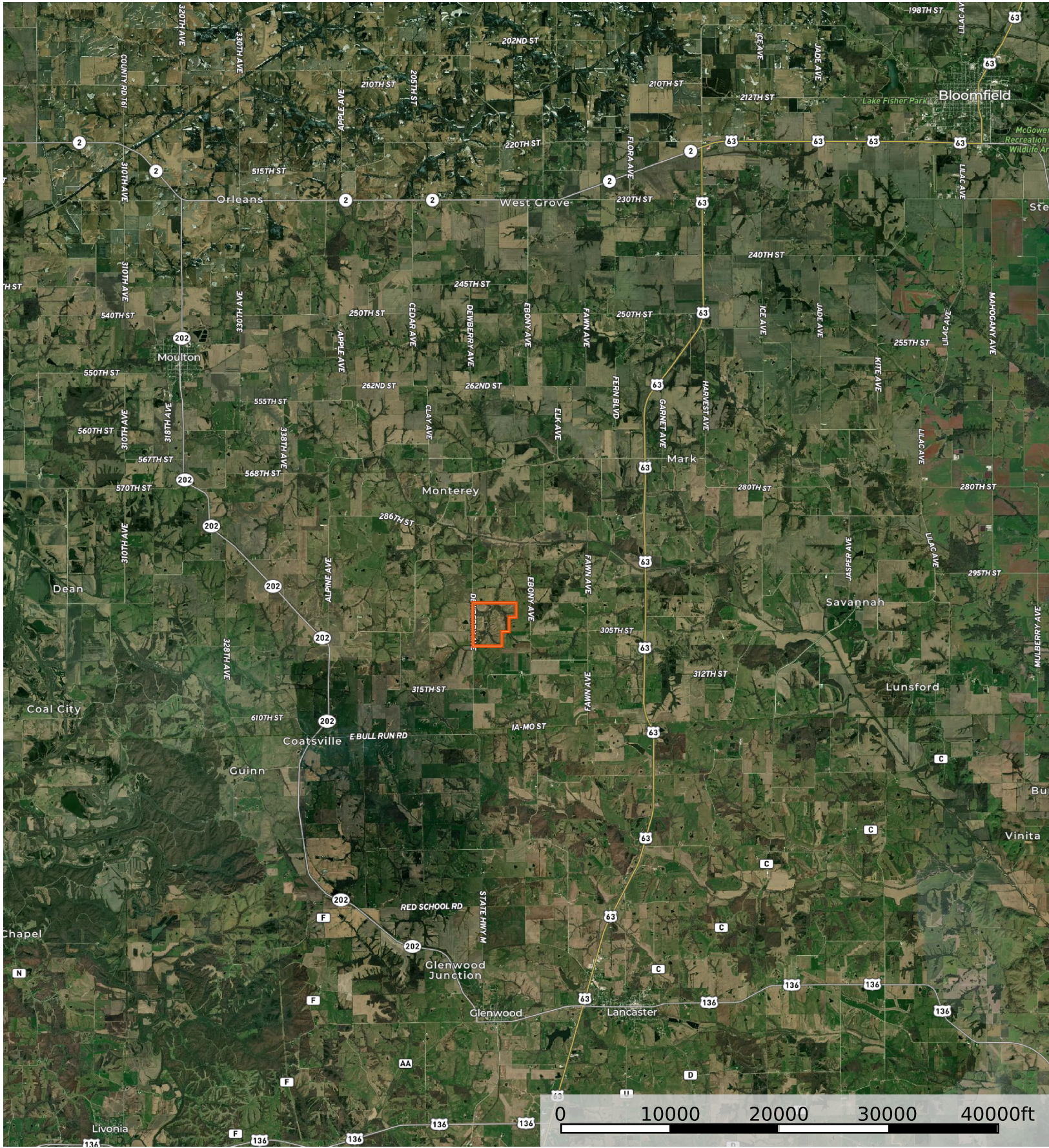
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 Boundary 1

Farm & Rec Real Estate
P: (641) 508-0028 www.farmandrec.com 18639 65th Ave, New Virginia, IA 50210

id. The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.





United States
Department of
Agriculture

Davis County, Iowa



Legend

- Non-Cropland
- Cropland
- CRP
- Tract Boundary
- Iowa PLSS
- Iowa Roads

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

USDA is an equal opportunity provider, employer, and lender.

2025 Program Year

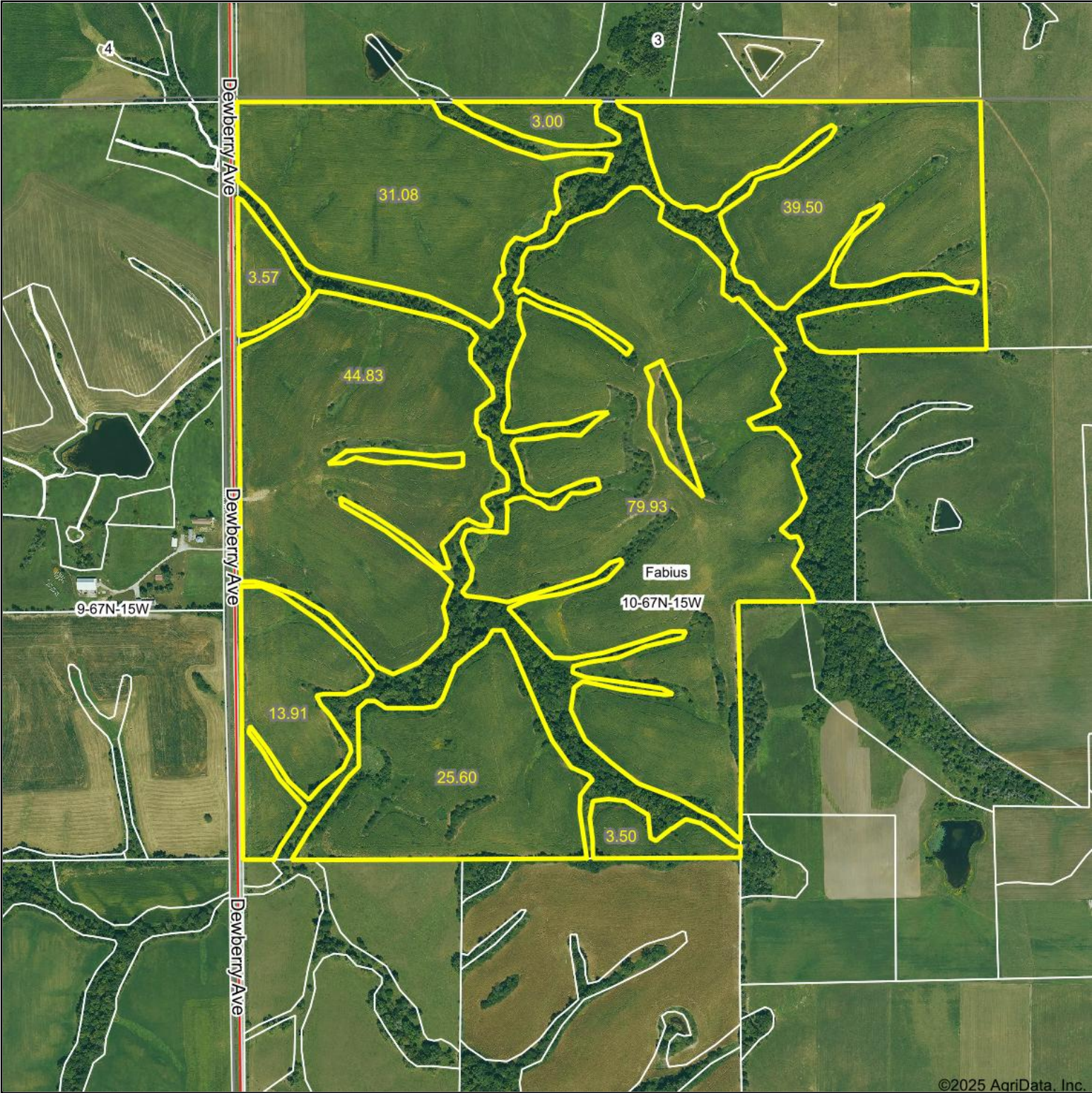
Map Created January 03, 2025

Farm **5781**

Tract **12233**

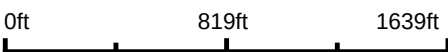
Tract Cropland Total: 244.84 acres

Aerial Map



©2025 AgriData, Inc.

Boundary Center: 40° 37' 7.44, -92° 34' 23.76



10-67N-15W
Davis County
Iowa



Maps Provided By:

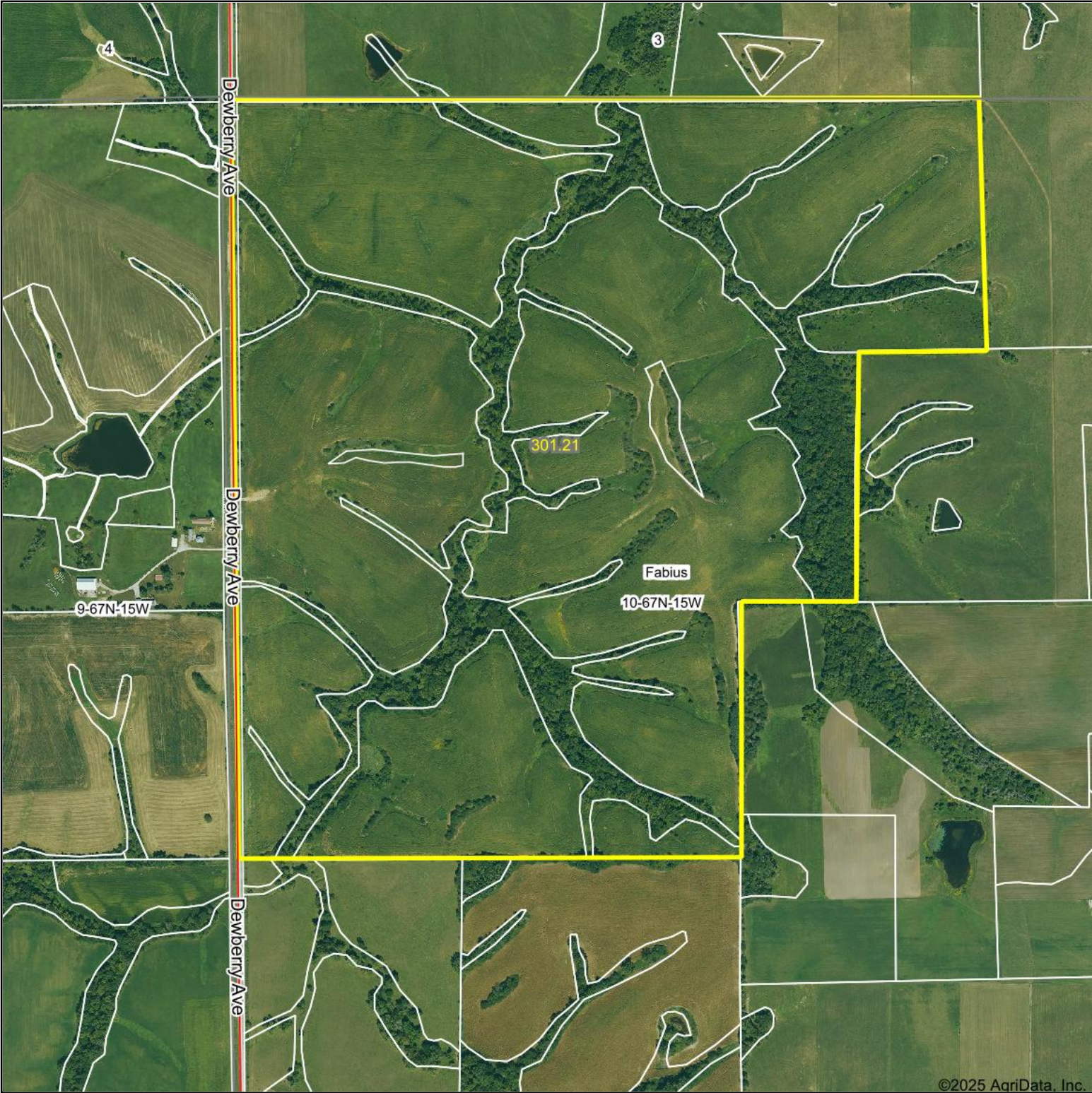


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8/21/2025

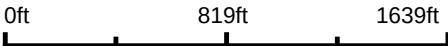
Field borders provided by Farm Service Agency as of 5/21/2008.

Aerial Map



©2025 AgriData, Inc.

Boundary Center: 40° 37' 7.53, -92° 34' 23.96



10-67N-15W
Davis County
Iowa



Maps Provided By:

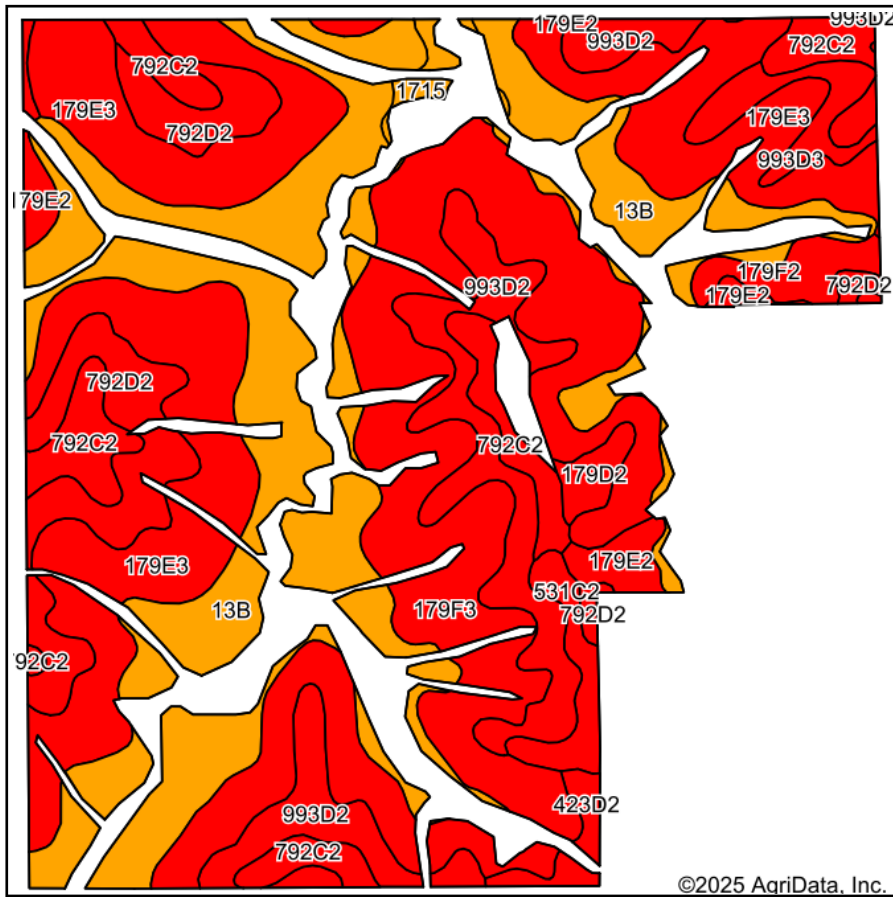


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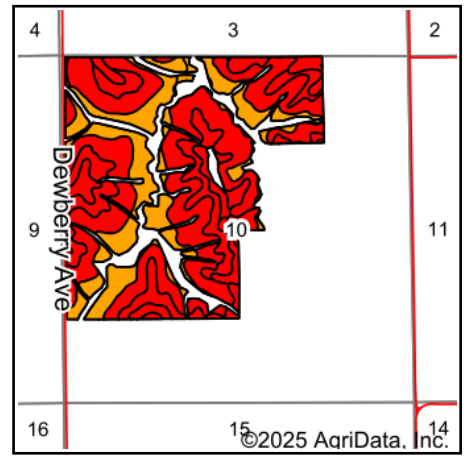
8/21/2025

Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Davis**
 Location: **10-67N-15W**
 Township: **Fabius**
 Acres: **244.92**
 Date: **8/21/2025**

Maps Provided By:

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Area Symbol: IA051, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	*i Bluegrass Tons	*i Tall Grasses Tons	*i Water-Holding Inch	CSR2**	CSR	*n NCC Over
13B	Olmitz-Vesser-Zook complex, 0 to 5 percent slopes	61.32	25.0%		> 6.5ft.	Poorly drained	IIw	200.0	4.2	58.0	3.6	6.0	11.7	74	60	
179F3	Gara clay loam, 18 to 25 percent slopes, severely eroded	54.03	22.1%		> 6.5ft.	Well drained	Vlle	104.0	2.9	30.2	1.9	3.1	10.2	10	5	
179E3	Gara clay loam, 14 to 18 percent slopes, severely eroded	53.87	22.0%		> 6.5ft.	Well drained	Vle	128.0	3.6	37.1	2.3	3.8	10.2	21	30	
993D2	Gara-Armstrong loams, 9 to 14 percent slopes, moderately eroded	22.73	9.3%		> 6.5ft.	Well drained	IVe	123.2	3.2	35.7	2.2	3.7	9.7	35	20	

Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	*i Bluegrass Tons	*i Tall Grasses Tons	*i Water-Holding Inch	CSR2**	CSR	*n NCC Over
792D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	16.88	6.9%		> 6.5ft.	Somewhat poorly drained	IVe	88.0	2.3	25.5	1.6	2.6	9.0	9	13	
792C2	Armstrong loam, 5 to 9 percent slopes, moderately eroded	14.62	6.0%		> 6.5ft.	Somewhat poorly drained	Ille	123.2	3.2	35.7	2.2	3.7	9.2	31	27	
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	4.66	1.9%		> 6.5ft.	Well drained	Vle	139.2	3.9	40.4	2.5	4.2	10.7	24	33	
993D3	Gara-Armstrong clay loams, 9 to 14 percent slopes, severely eroded	4.25	1.7%		1.5ft. (Abrupt textural change)	Well drained	Vle	112.0	2.9	32.5	2.0	3.4	9.4	29	15	
531C2	Kniffin silty clay loam, 5 to 9 percent slopes, moderately eroded	3.74	1.5%		> 6.5ft.	Somewhat poorly drained	Ille	80.0	2.1	23.2	1.4	2.4	10.6	48	31	
179F2	Gara loam, 18 to 24 percent slopes, moderately eroded	3.57	1.5%		> 6.5ft.	Well drained	Vle	115.2	3.2	33.4	2.1	3.5	10.7	12	13	
423D2	Bucknell silty clay loam, 9 to 14 percent slopes, moderately eroded	2.00	0.8%		0.7ft. (Abrupt textural change)	Somewhat poorly drained	IVe	97.6	2.5	28.3	1.8	2.9	9.4	6	13	
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	1.91	0.8%		> 6.5ft.	Well drained	IVe	163.2	4.6	47.3	2.9	4.9	10.7	44	43	
1715	Nodaway-Lawson-Ackmore silt loams, 0 to 2 percent slopes	1.34	0.5%		> 6.5ft.	Somewhat poorly drained	Illw	203.2	4.3	58.9	3.7	6.1	10.9	78	80	
Weighted Average							4.62	136.7	3.4	39.6	2.5	4.1	10.4	33.8	29.5	*n

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

*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method



FARM & REC

REAL ESTATE

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