



PROPERTY FOR SALE

Davis County

131
ACRES +/-



PROPERTY DESCRIPTION

PRICE: \$781,526

Located southeast of Floris, Iowa, this 131 +/- acre premier hunting and recreational farm has been purpose-built for the serious whitetail hunter. Offering a rare combination of CRP income, tillable acres, diverse habitat, water sources, and strategic stand access, this property is set up to consistently hold and produce mature deer. Split between the north and south sides of 165th st, the farm allows you to hunt each side with minimal pressure. The topography and bedding cover naturally funnel deer movement throughout the property, making stand locations highly effective in multiple wind conditions.

Whitetail signs are remarkable- rubs, scrapes, and trails are found across the entire tract, evidence of strong deer numbers and consistent mature buck activity. Between the cover, food, water, and seclusion, this farm is truly one of the best setups of its size to come on the market in a while.

Whether you're looking for an excellent hunting farm, a recreational escape, or an income producing investment with outstanding habitat diversity, this farm checks the boxes.

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



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

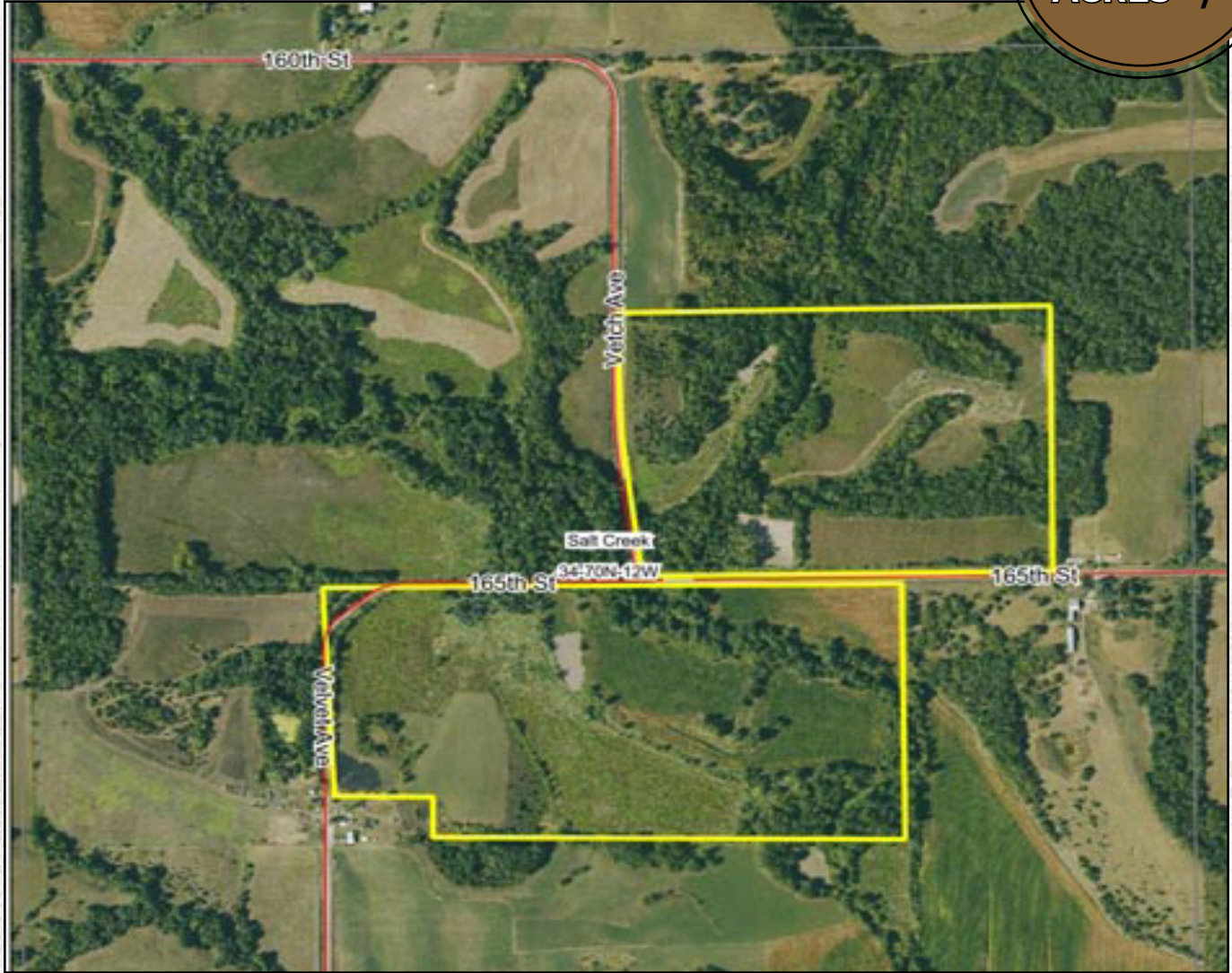
Urbandale Office
2540 106th St. Suite 201
Urbandale, IA 50322



AERIAL PHOTO

Davis County

131
ACRES +/-



PROPERTY SPECIFICATIONS:

Asking Price:

781,526 or \$5,965/Acre

Location:

From Hwy 63 and Foris Rd. go east on Floris Rd for 10 miles, right on Silver Trail for 5.4 miles to Tulip, right on Tulip to 150th St, Left of 150th St. right on Unicorn Ave 2.5 miles to 160th, right in 160th St. witch turns in to 165th St. Farm is on the same side of the road.

From Eldon, Iowa-(J72) 2.7 miles to Willlow Trail take a left, 1.2 miles to Yak Blvd take a rt., go 4.2 miles to 165th St. and turn right. Farm will 1.4 miles on the left.

Legal Description:

Section 34-70-12

Tax Information:

\$1906 estimated annually



PROPERTY PHOTOS

Davis County





PROPERTY PHOTOS

Davis County





ABOUT US

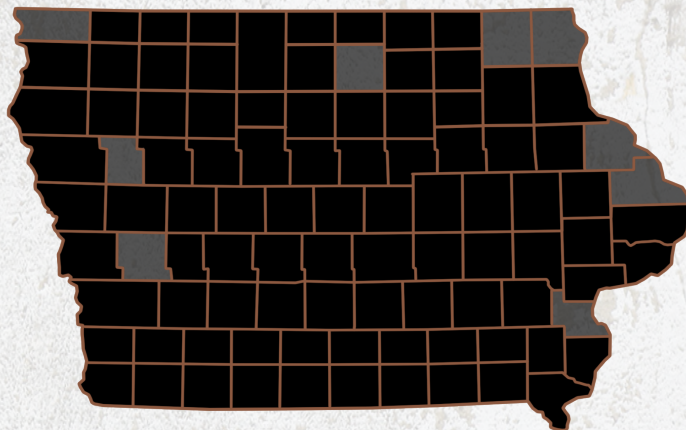
We are Iowa Land Company

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

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Branded in Land