



LAND FOR SALE

KEY FEATURES

Price \$729,000 or \$3,578 Per Acre

Purpose Hunting, Recreational, Tillable

Location 6 Miles Southeast of Dayton, Iowa

Farm Details

Iowa Land Company is honored to bring to the public market the Moon Farm in Webster County. The farm is located on the west side of the Des Moines river just southeast of Dayton, IA. The property truly has it all, rolling bluff country timber along with 75 +/- acres of productive farmland. The investment, along with building and hunting potential, makes this farm a hard to come by opportunity along the Des Moines River system. Good access from both the west and the east sides of the farm makes the hunting capability second to none. Multiple ridges on the top half of the property allows a serious deer hunter to plant year around food to hold and grow quality whitetails for years to come. The building/county living opportunities are endless.

Land Broker

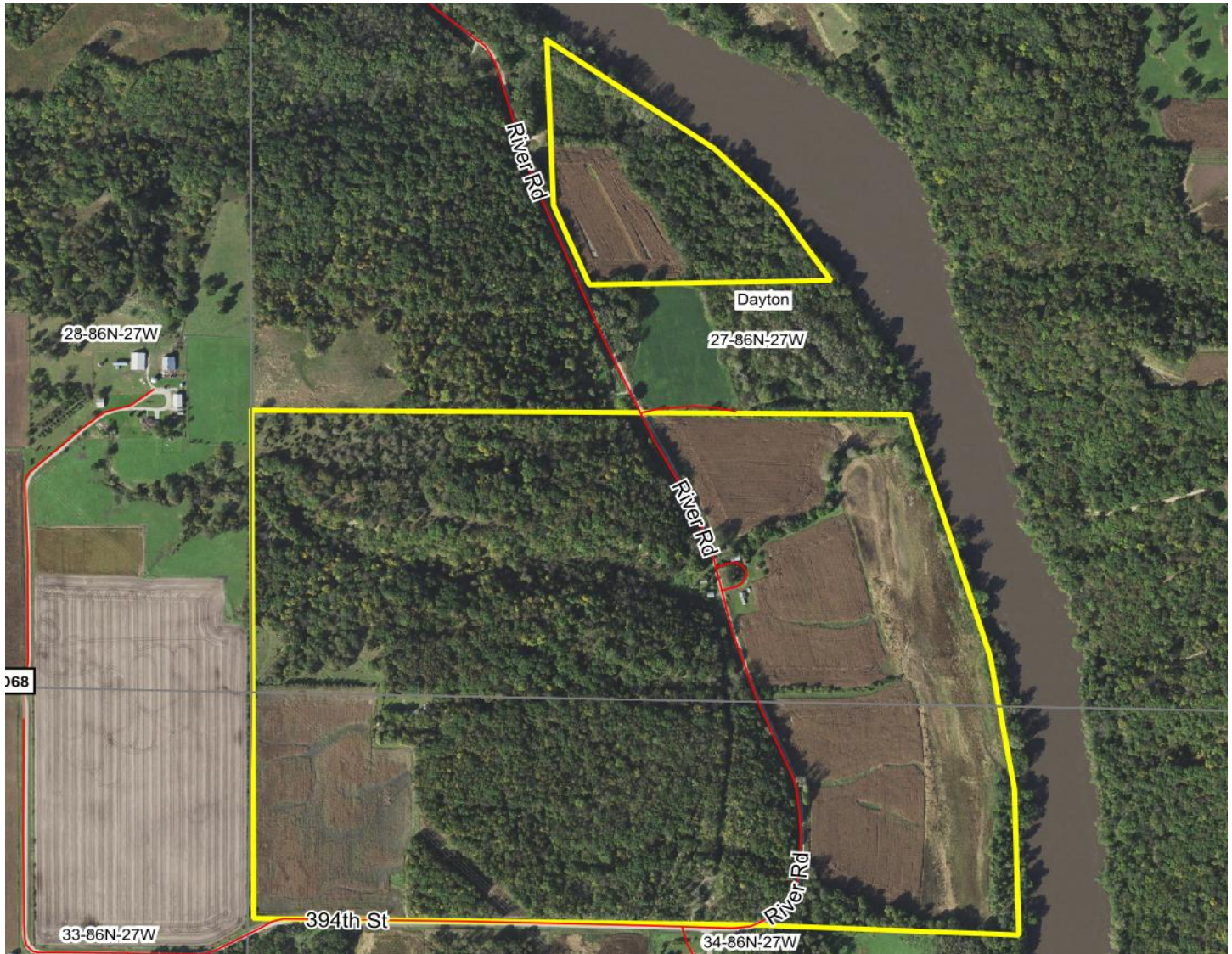


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WEBSTER COUNTY, IA 203.74 +/- ACRES





Location Notes:

From Dayton, Iowa

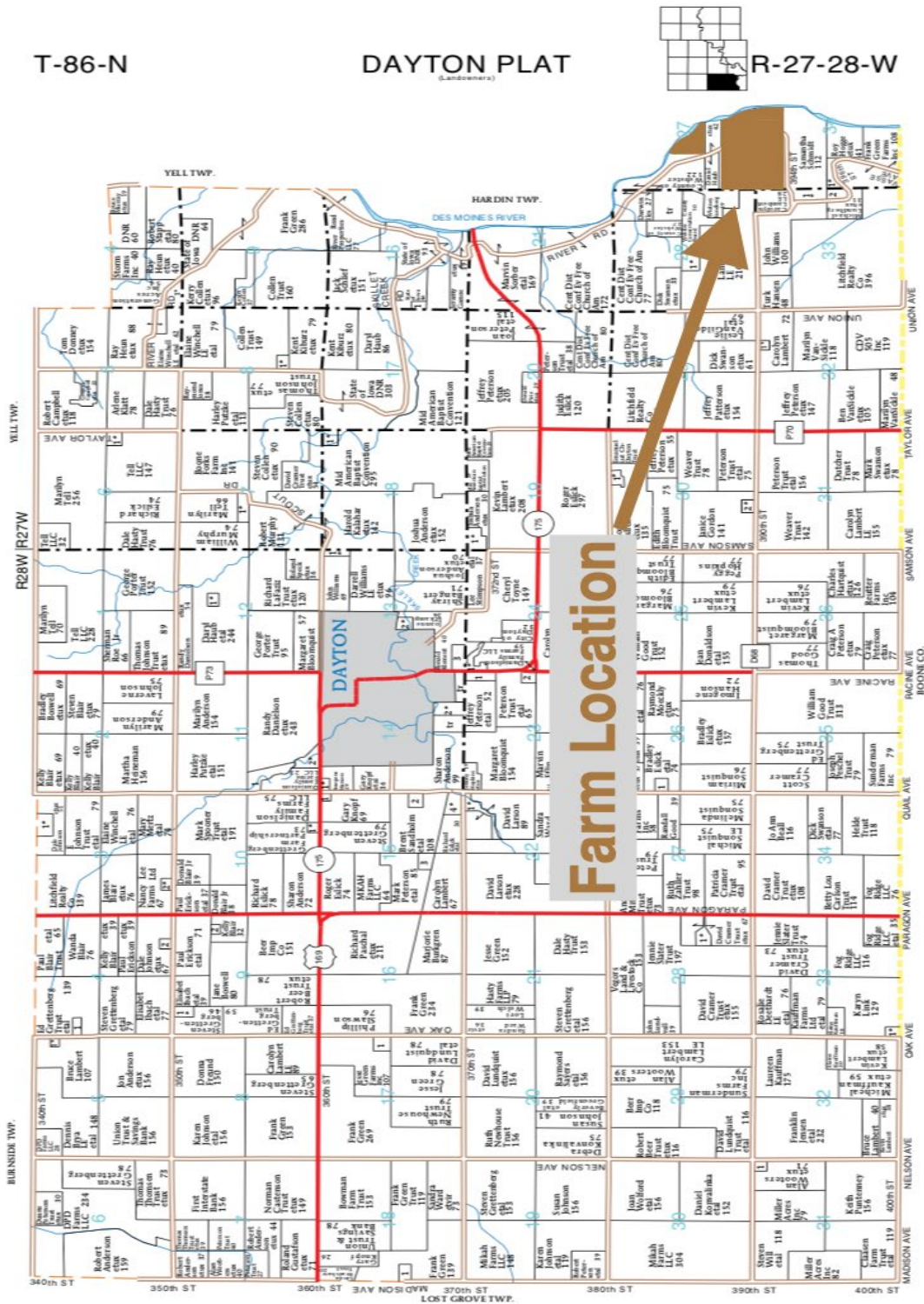
- Take 175 east 5 miles.
- Take River Rd 2.5 miles south
- The farm is on both the west and east side of the road
- Signage will be located on the road.



PLAT MAP LOCATION

North

South



SEE PAGE 79 FOR ADDITIONAL NAMES NOT LISTED ON MAPS



PROPERTY PHOTOS



Additional Notes:

Property Highlights

- 203.74 +/- Acres
- Des Moines River frontage
- Hardwood timber
- Good year around hunting opportunities
- Building potential
- Cropland with strong returns
- Great location close to Boone and Ames
- Located in the bluff country of Webster County