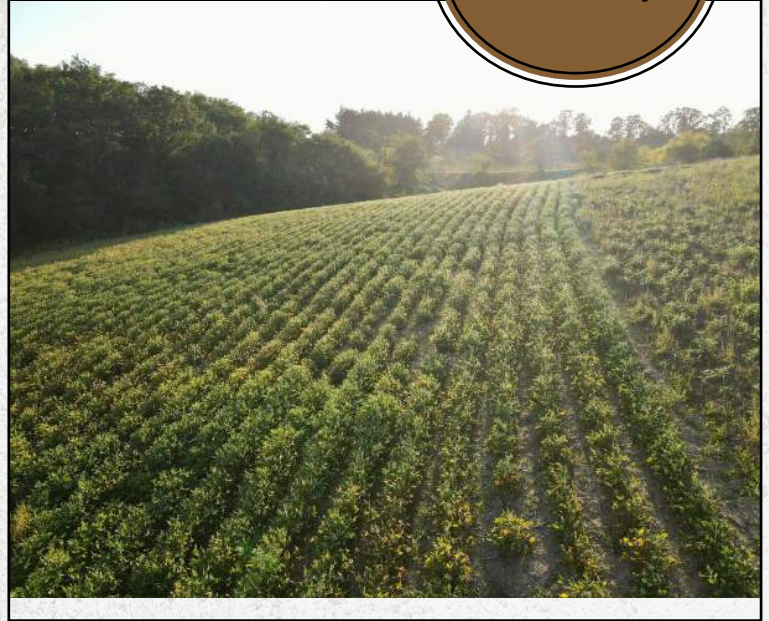




PROPERTY FOR SALE

Wapello County

79
ACRES +/-



PROPERTY DESCRIPTION

PRICE: \$575,000

79 +/- acres located in Wapello County just 4 miles south of Ottumwa, Iowa. This farm is in a low-pressure area that is known to produce and hold large mature Iowa Whitetail and plenty of turkeys. The farm is just two miles from a hard surface road and is located at the end of a dead-end road tucked away and surrounded by a large block of timber sits paradise! Can you imagine walking out your front or back door and going hunting! Well, you can. The farm is set up for hunting different wind situations and not burning out one side or the other. The views on this farm are incredible with stunning sunsets and wildlife galore! Bucks over 160' have been taken in the neighborhood every year for the last five years with some well over that. Get ready for Spring turkey season because this farm is loaded with long beards! There are 38+/- acres of crop ground currently in beans and pasture that would make great food plots. There is a nice pond situated in the middle of the farm completing the 4 components needed to grow, hold, and harvest mature deer. Cover, food, water and low pressure. This farm has several fingers that connect to much larger tracts and is a perfect setup for hunting rut or late-season muzzleloader. The terrain is such making accessing your stands easy. Sitting on the west side of the farm is a manufactured home built in 1972. The home has 3 bedrooms, 1½ baths. The kitchen has a great layout and is spacious with plenty of cabinet and countertop space which leads into the dinette for those family dinners or morning coffee looking out over the farm! The living room is large enough to entertain family and friends and there are many windows which allow the natural light to shine through. The bedrooms are spacious, and the main bathroom is large with a walk-in shower. The detached garage is 36x24 and was built in 1998 and has a workbench for those weekend projects. Farms like this do not come up for sale often.

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



HOME DETAILS:

- 3 Bedrooms
- 1 1/2 Bathrooms
- 36x24 Detached Garage
- Built in 1972
- Manufactured Home

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

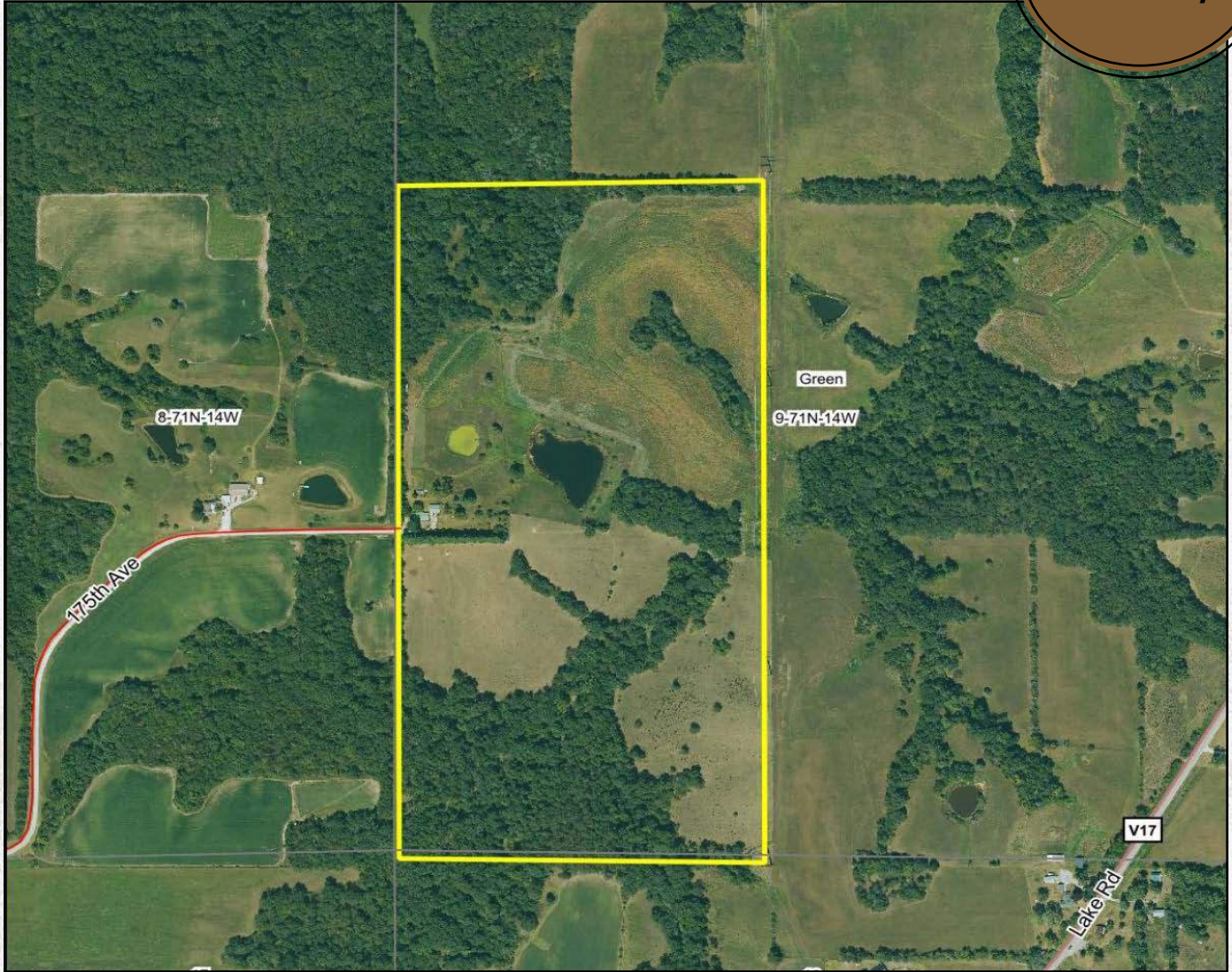
Urbandale Office
2540 106th St. Suite 201
Urbandale, IA 50322



AERIAL PHOTO

Wapello County

79
ACRES +/-



PROPERTY SPECIFICATIONS:

Asking Price:

\$575,000 or \$7,278/Acre

Location:

From Ottumwa Iowa, and the corner of Lake Road and Bluegrass Road head south on Lake Road 3 miles to Copperhead Road (turn right on Cooperhead) go west 1 mile to 175th St. and turn right (north). Look for a sign. Address: 5312 175th Ave. Ottumwa, IA 52501

Legal Description:

Green Township, Section 9-71N-14w

Tax Information:

Taxes: TBA



PROPERTY PHOTOS

Wapello County

79
ACRES +/-





PROPERTY PHOTOS

Wapello County





ABOUT US

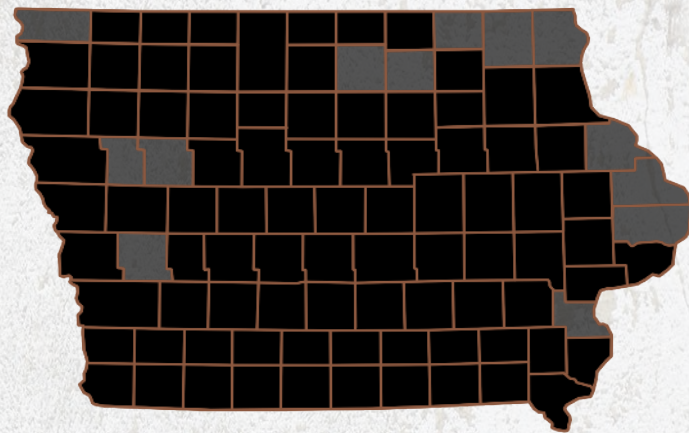
We are Iowa Land Company

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
Jim@IowaLandCompany.com
641-777-5484

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