



PROPERTY FOR SALE

Davis County

264
ACRES +/-



PROPERTY DESCRIPTION

PRICE: \$1,570,800

This 9.5 +/- acres located just 3 miles south of Ottumwa's City Limits off paved road. This hard-to-find acreage has Located In southern Davis County on the Iowa/Missouri border sits a beautiful 264+/- acre farm with an opportunity to invest, live, and hunt in big buck country of southern Iowa. The farm has a mixture of hardwood timber, income, crops on the high ground, crops on the bottom with bedding between and the North Fabius River bordering the entire west side of the farm. The trail system is throughout the farm allowing easy access to all areas making this farm a hunter's dream. There is ample room for adding strategically placed food plots for winter food. The topography of this farm sits well, allowing hunters several options to hunt depending on wind direction. The bottom ground would be a fantastic place for late season muzzleloader and offers many pinch points and funnels for hunting the rut. As I toured the farm I saw plenty of signs of deer including old rubs, scrapes and bedding areas that have been used recently. Turkeys are plentiful on this farm! There are 171.84 FSA cropland acres. 83.68 (NHLE) FSA certified cropland acres and currently 100+/- acres being farmed per contract. The CSR2 is 67.5 with an annual income of \$21,000. The farm is leased until March 1, 2026. For more information on this property call Land Agent Jim Davis at 641-777-5484.



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

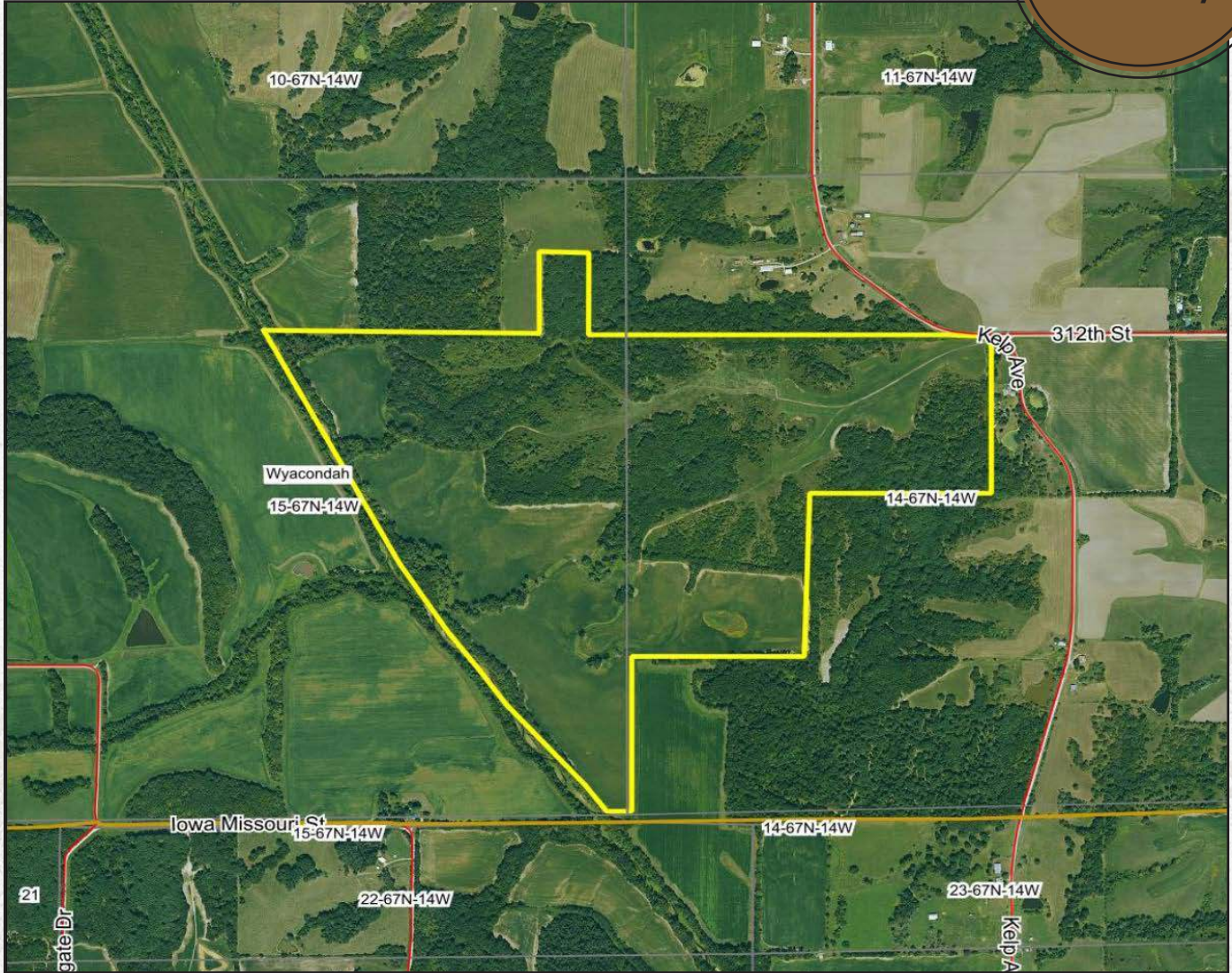
Urbandale Office
2540 106th St. Suite 201
Urbandale, IA 50322



AERIAL PHOTO

Davis County

264
ACRES +/-



PROPERTY SPECIFICATIONS:

Asking Price:

\$1,570,800 or \$5,950/Acre

Legal Description:

Section 15-67-14

Location:

From Bloomfield, Iowa, from Lilac Ave go south 8.25 miles to Larch Ave. Turn Lt. (east) on Larch Ave go 1.5 miles to 312th st. Turn rt (west) go $\frac{3}{4}$ mile an farm will be on the south side of the road. Look for the sign. Downing Missouri – 12 miles, Lancaster Missouri – 12 miles.

Tax Information:

Taxes: \$2,766 +/- Annually Estimated



PROPERTY PHOTOS

Davis County

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ACRES +/-





ABOUT US

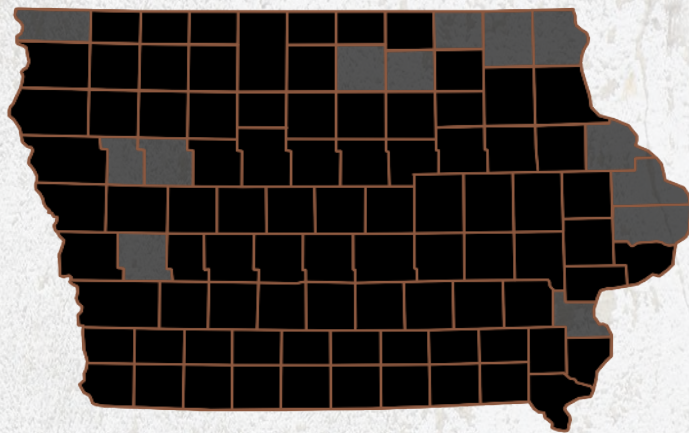
We are Iowa Land Company

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