

MIDWEST LAND GROUP PRESENTS

120 ACRES IN

UNION COUNTY IOWA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

EXCELLENT COMBINATION FARM IN UNION COUNTY IOWA

Here is your chance to own a beautiful southern Iowa farm with endless opportunities and possibilities. Located just south of Lorimor off Highway 169 lies this excellent 120 +/- acre combination farm with a farmhouse. The 3 bedroom 1 bath home features 1,446 square feet of total livable area complete with an office, a large open living room, and a remodeled kitchen. Outside is a nice landscaped sitting area along with a 12'x20' building that has been used as a guest cabin and business shop. The spacious 30'x50' steel building has concrete floors, water, and electricity including 110v/220v. There is also a 4 stall horse barn with utilities and a 12'x20' lean-to. As you move into the property you will notice the beautiful slightly rolling terrain of open pasture as crop ground. The crop acres have been in a nice stand of alfalfa for the past few years and have been approved for a future CRP contract, should a new owner choose so. A gorgeous 3 +/- acre stocked pond provides endless

hours of fishing, swimming, and canoeing. The property is loaded with wildlife and the "back 40" has been a sanctuary for deer for the past few years. The timber is a mix of soft and hardwoods and has a nice creek running through it. Multiple small fields of native grasses provide cover and would be excellent food plot locations. Along with a healthy population of deer, pheasants, and quail are also present on the property. With large surrounding landowners and ag fields, this farm has the attributes and potential to be a top-end hunting property. There are 51.15 FSA tillable acres, 28 +/- acres of pasture, and 40 +/- acres of timber. This property not only would be a dynamite hunting property, but it also fits the bill as a beautiful property to raise a family, start a farming operation, or have as a recreational weekend retreat. If you've been searching for that perfect place an hour from the Des Moines metro, you owe it to yourself to look at this one!



PROPERTY FEATURES

PRICE: **\$879,000** | COUNTY: **UNION** | STATE: **IOWA** | ACRES: **120**

- 4 miles south of Lorimor
- 20 miles south of Winterset
- 45 miles south of West Des Moines
- 120 +/- acres
- 51.15 FSA tillable
- 28 +/- acres of pasture
- 40 +/- acres of timber
- 3 +/- acre stocked pond with bass, crappie, panfish, catfish
- 3 bed, 1 bath farmhouse with 1,446 sq. ft. total living space
- 12'x20' cabin
- 30'x50' steel building with utilities
- 4 stall horse barn
- Abundant wildlife including deer, pheasants, quail
- Great hunting neighborhood with excellent habitat
- Highway 169 frontage access
- Zoned A/AD



3 BED 1 BATH FARMHOUSE



30'X50' STEEL BUILDING WITH UTILITIES



12'X20' CABIN



4 STALL HORSE BARN WITH LEAN-TO



120 +/- ACRES



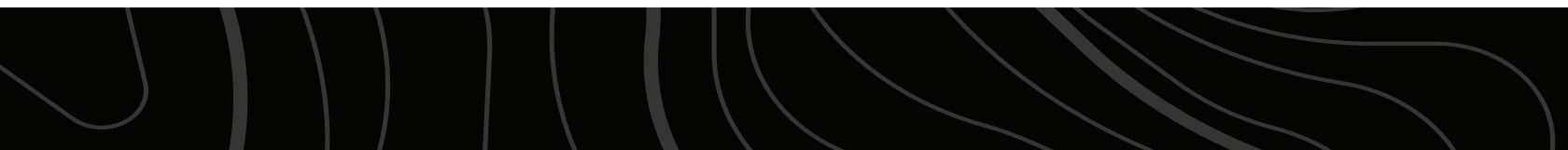
28 +/- ACRES OF PASTURE



40 +/- ACRES OF TIMBER



51.15 ACRES OF FSA TILLABLE



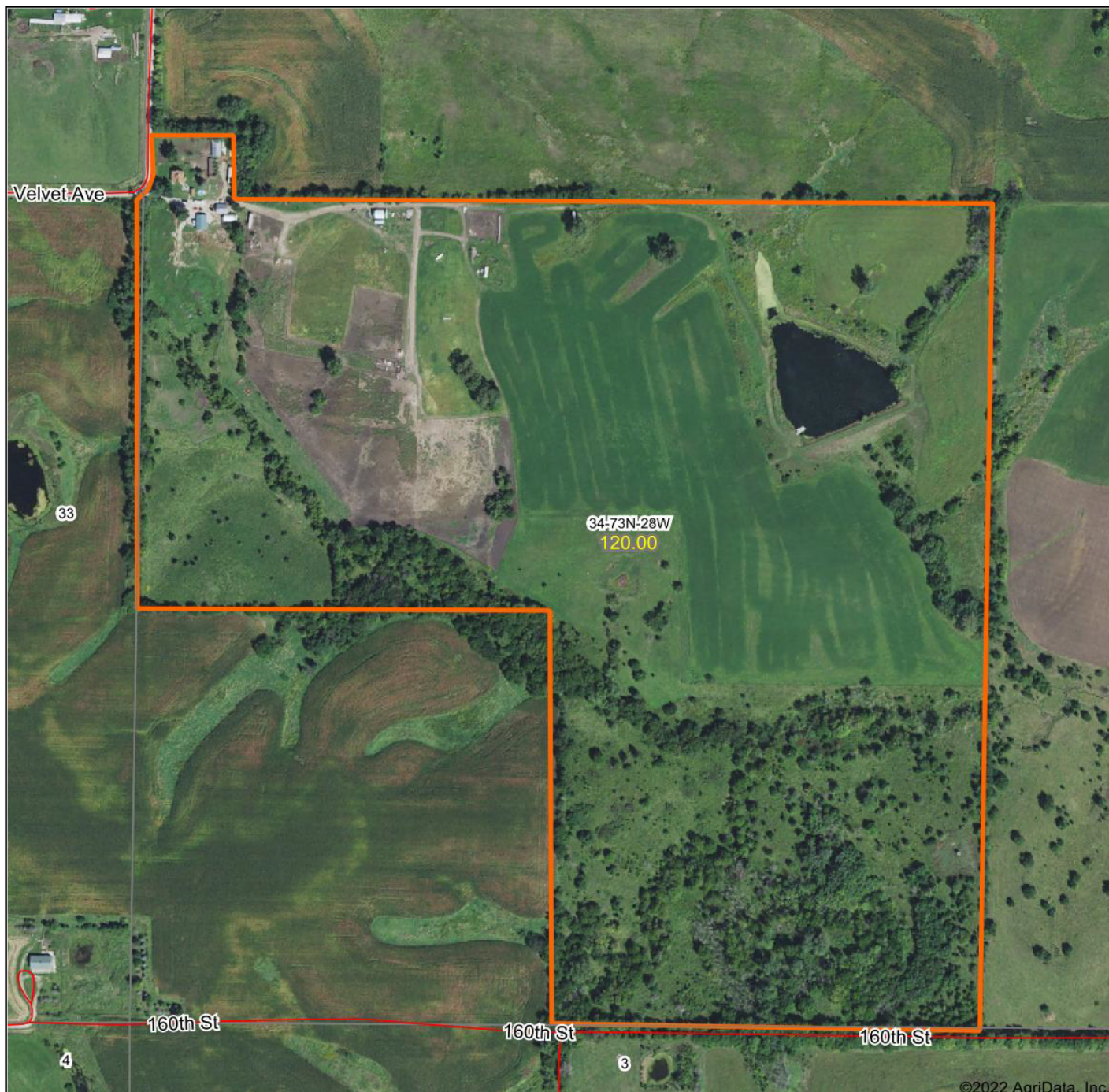
3 ACRE STOCKED POND



GREAT HUNTING



AERIAL MAP



Maps Provided By:



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Map Center: 41° 4' 27.83, -94° 4' 0.24

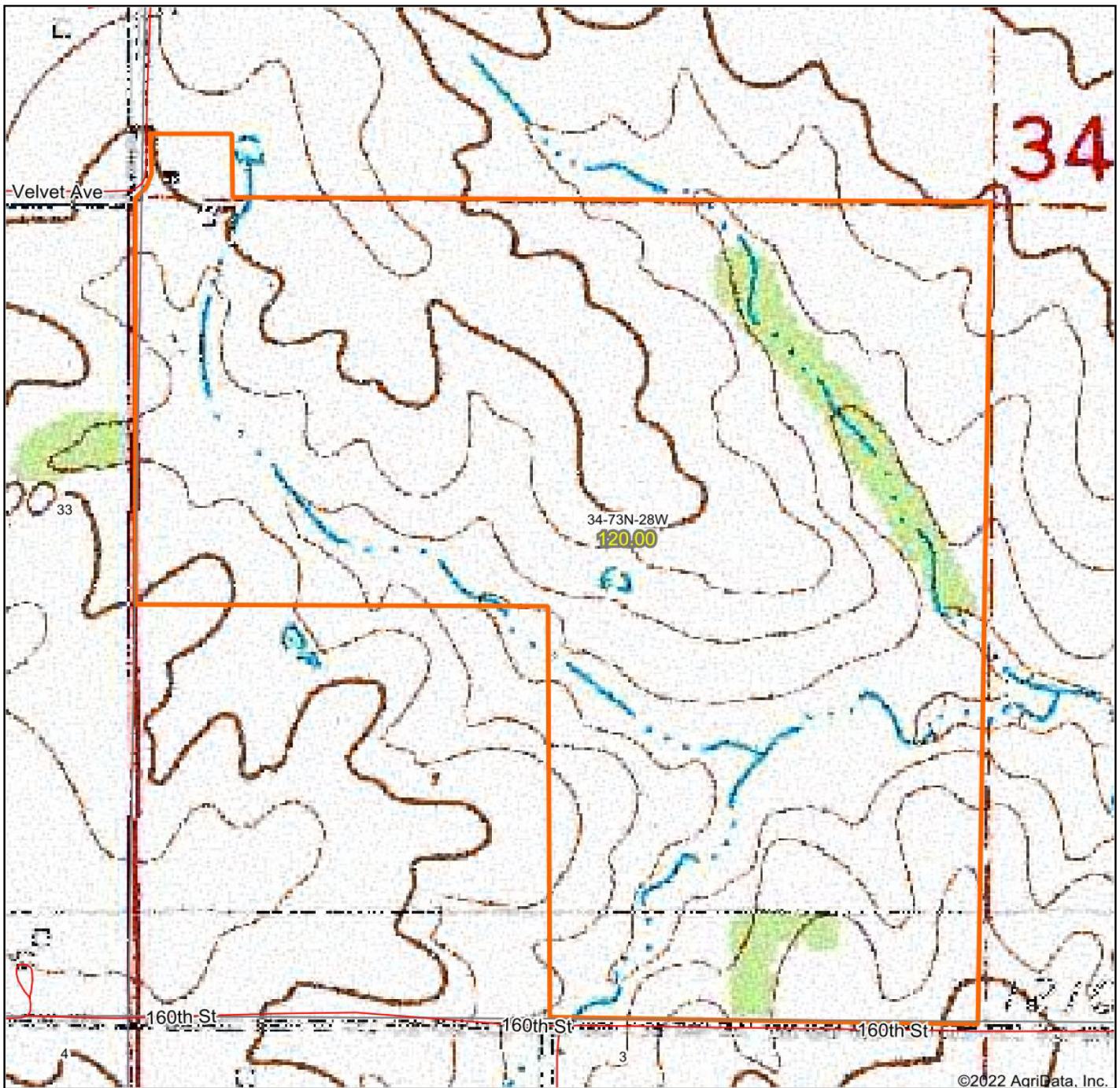
34-73N-28W
Union County
Iowa

0ft 491ft 983ft



8/21/2022

TOPOGRAPHY MAP



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map center: 41° 4' 27.83, -94° 4' 0.24

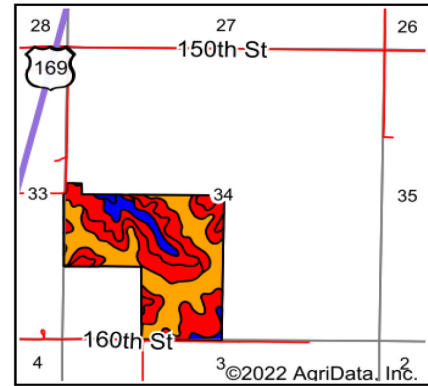
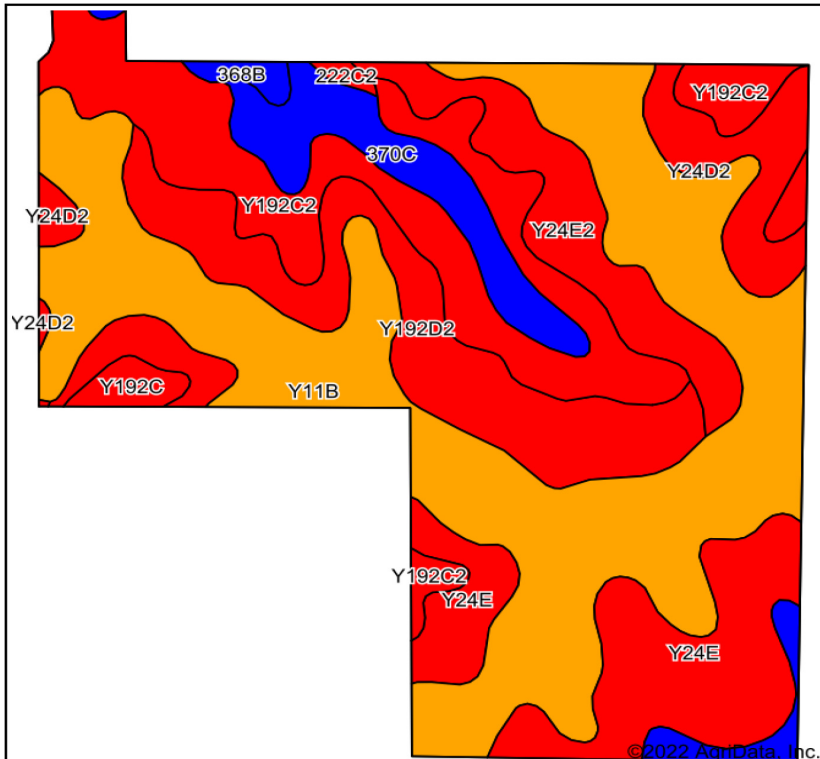
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34-73N-28W
Union County
Iowa



8/21/2022

SOIL MAP



State: **Iowa**
 County: **Union**
 Location: **34-73N-28W**
 Township: **New Hope**
 Acres: **120**
 Date: **8/21/2022**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA175, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
Y11B	Colo, occasionally flooded-Ely silty clay loams, dissected till plain, 2 to 5 percent slopes	45.17	37.6%		IIw	0.0	0.0	80		88	86	81
Y192C2	Adair clay loam, dissected till plain, 5 to 9 percent slopes, eroded	20.01	16.7%		IIIe	0.0	0.0	33		64	64	46
Y24E	Shelby loam, dissected till plain, 14 to 18 percent slopes	16.29	13.6%		IVe	0.0	0.0	41		76	76	56
Y192D2	Adair clay loam, dissected till plain, 9 to 14 percent slopes, eroded	13.89	11.6%		IVe	0.0	0.0	16		64	64	46
Y24E2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	8.01	6.7%		IVe	0.0	0.0	35		70	70	49
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	6.78	5.6%		IIIe	209.6	60.8	81	72	90	90	76
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	5.86	4.9%		IIIe	0.0	0.0	49		76	76	55
371C	Nira-Sharpsburg silty clay loams, 5 to 9 percent slopes	1.56	1.3%		IIIe	209.6	60.8	88	69	95	95	81
Y192C	Adair clay loam, dissected till plain, 5 to 9 percent slopes	1.24	1.0%		IIIe	0.0	0.0	36		72	72	54
368B	Macksburg silty clay loam, 2 to 5 percent slopes	0.87	0.7%		IIe	222.4	64.5	89	90	87	87	78
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	0.32	0.3%		IVw	140.8	40.8	28	25	56	56	44
Weighted Average					2.94	16.6	4.8	54.6	*-	*n 77.7	*n 77	*n 63.6

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

*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

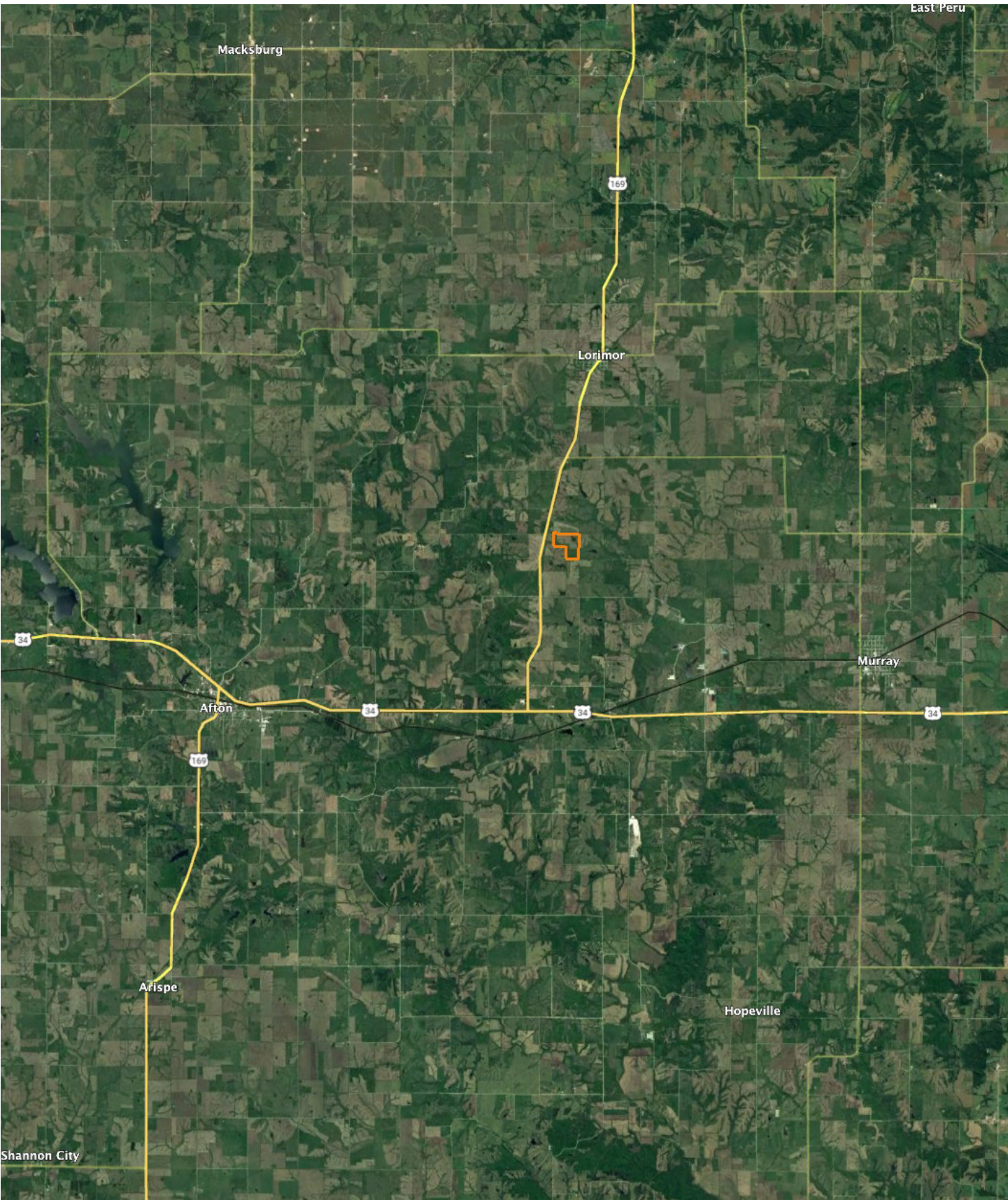
*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

OVERVIEW MAP



AGENT CONTACT

Sean Stewart's family has owned Iowa farmland dating back more than one hundred years. Sean grew up in central Iowa, but spent many weekends on his family's property near Gray, a small town in western Iowa, where his friends introduced him to hunting in his early teens. He understands well the role land plays in a family's legacy and in a hunter's love of sport. To this day, you'll find him and his friends getting together to hunt upland game, turkey and whitetail deer. Sean has taken a number of Pope and Young whitetails, and he recently had the honor of helping his son get his first turkey. Not only is Sean a member of Iowa Bowhunters Association, Mid Iowa Archers and a QDMA Deer Steward Level 1, but also, he is an avid archer who enjoys crafting his own arrows and meticulously tuning his bows to perfection.

"It's the bond that land builds between yourself, family, and friends that led me to becoming a land agent with Midwest Land Group. I know how much our farms meant to my family and friends, and I can't imagine a better career than to be working with people who respect and honor land like we do," explains Sean. His passion for land and his business background make Sean easy to relate to and rely on when you're buying or selling property in Iowa.

After school, Sean joined a Fortune 500 company as a retail manager. During his nearly 14-year career there, he managed \$80 million in annual sales, supervised more than 400 employees and helped implement numerous strategies to improve efficiency. The company transferred Sean to five different stores across Iowa. He took full advantage of exploring the farm and hunting land in each new location, which you'll appreciate if you're looking for specific land features in southern Iowa. You'll see his work ethic, dedication to customer service, and eye for detail carry over to how he helps his clients buy or sell land. Count on Sean to get the job done right. Give him a call.



SEAN STEWART,
LAND AGENT
515.259.3541
SeanStewart@MidwestLandGroup.com



MidwestLandGroup.com

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