

MIDWEST LAND GROUP PRESENTS



MARION COUNTY, IA

240 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

MARION COUNTY FARM WITH TILLABLE, CRP, AND BIG TIMBER DRAWS

This beautiful Marion County, Iowa farm has it all. Productive tillable ground, beautiful CRP acres, water sources, and timber draws riddled with deer sign. Touring this farm for the first time was an absolute blessing. Rooster pheasants could be heard cackling in the thick cover, scrapes were being freshened up after a rain, deer trails cut every which way throughout the farm, and the bark was peeling back on the fresh rubs. The large timber fingers create a tremendous amount of edge and pinches that you won't find on many farms and the scrapes were absolutely littered alongside them. Around every turn opened up a new area with its own unique habitat all working together to create one dynamite property. There are 53.81 acres of CP38E-4D, Iowa Pheasant Recovery Program, with an annual payment of \$9,657 through Sept 30, 2027. There are an

additional 127 tillable acres that are being cash rented for \$185/acre for the 2023 season bringing the total income to \$33,152 annually. The farm has road access from both the east and the north and has great internal access to all fields for machinery and equipment. Gentle rolling terrain makes for beautiful views and the multiple access points allow for easy access in multiple wind situations. The farm feels like it would hunt huge and I can only imagine what one might encounter from box blinds overlooking standing grain in the late season or perched high above a beaten trail at daybreak with a bow in hand. If you are looking for a strong investment property to add to your portfolio with the added bonus of what southern Iowa hunting has to offer, you'll want to check this one out in person. Call Sean Stewart today at (515) 401-2281 to schedule a private tour!



PROPERTY FEATURES

PRICE: **\$1,488,000** | COUNTY: **MARION** | STATE: **IOWA** | ACRES: **240**

- 40 mins from Des Moines
- 10 mins from Pleasantville
- 20 mins from Knoxville
- 127 tillable acres rented at \$185/acre for 2023
- 53.81 CRP acre in CP38E-4D Pheasant Recovery Program
- CRP paying \$179.46/acre or \$9,657 annually through 2027
- Total 2023 farm income of \$33,152 annually
- Timber draws with tons of edge cover
- Coon Creek and 1/4 acre pond
- Gentle rolling terrain with beautiful views in all directions
- Road access from north and east
- Great deer sign and upland population
- Taxes \$3,078 annually
- Shown by appointment only



145 +/- ACRES TILLABLE

The tillable acres were in beans this year and are open for the 2023 season. For the investment-minded buyer, there are interested parties that would consider a cash rental agreement as well. The farm has road access from both the east and the north and has great internal access to all fields for machinery and equipment.



53.81 ACRES ENROLLED IN CP38E-4D

There are 53.81 acres of CP38E-4D, Iowa Pheasant Recovery Program, with an annual payment of \$9,657 through Sept 30, 2027. There are an additional 145.24 effective DCP acres. The effective acres combined with the CRP acres make up a total of 199.05 DCP cropland acres.



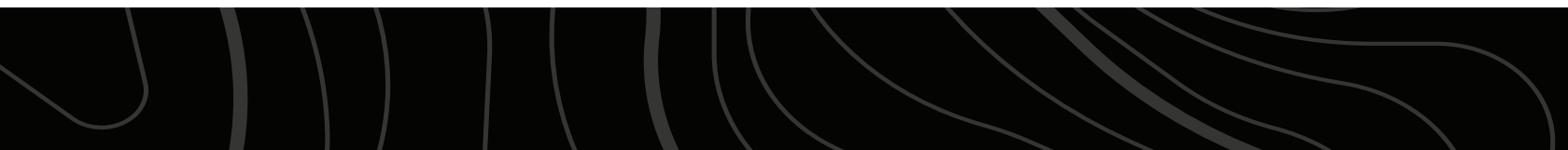
1/4 ACRE POND



BIG TIMBER DRAWS WITH EDGE COVER



COON CREEK

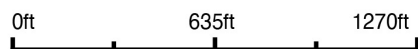


AERIAL MAP



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Map Center: 41° 18' 9.48, -93° 18' 59.37



18-75N-21W
Marion County
Iowa



9/16/2022

Maps Provided By:



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TOPOGRAPHY MAP



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Source: USGS 3 meter dem



Interval(ft): 3.0

Min: 825.9

Max: 943.9

Range: 118.0

Average: 873.7

Standard Deviation: 28.84 ft



18-75N-21W
Marion County
Iowa

9/16/2022

Map Center: 41° 18' 9.48, -93° 18' 59.37

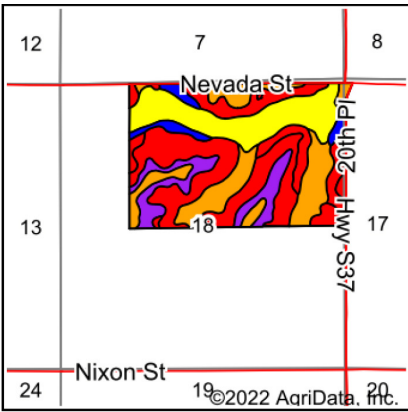
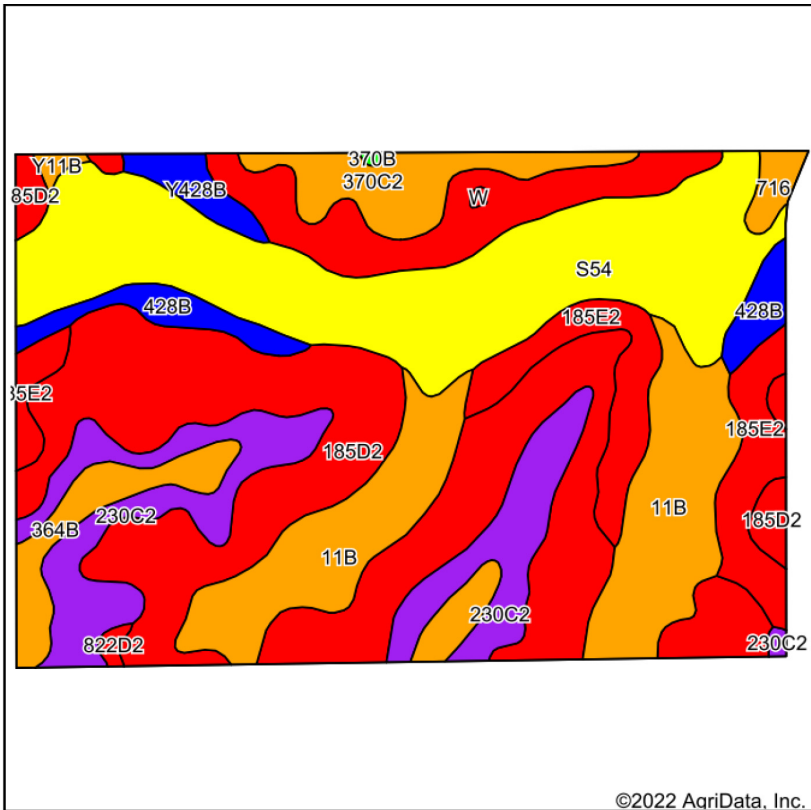
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SOIL MAP



State: **Iowa**
 County: **Marion**
 Location: **18-75N-21W**
 Township: **Franklin**
 Acres: **240**
 Date: **9/16/2022**



Soils data provided by USDA and NRCS.

Area Symbol: IA125, Soil Area Version: 30													
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	
185D2	Bauer silt loam, 9 to 14 percent slopes, moderately eroded	83.30	34.7%		Vle	124.8	36.2	13	20	35	35	17	
S54	Zook silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	50.25	20.9%		llw	0.0	0.0	68		74	74	68	
11B	Colo-Ely silty clay loams, 2 to 5 percent slopes	32.59	13.6%		llw	204.8	59.4	78	65	82	80	78	
230C2	Clearfield-Arispe silty clay loams, 5 to 9 percent slopes, moderately eroded	24.63	10.3%		lllw	80.0	23.2	58	53	70	70	64	
185E2	Bauer silt loam, 14 to 18 percent slopes, moderately eroded	18.08	7.5%		Vlle	115.2	33.4	5	10	33	33	16	
364B	Grundy silty clay loam, 2 to 5 percent slopes	9.16	3.8%		lle	80.0	23.2	72	80	80	80	69	
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	8.97	3.7%		llle	204.8	59.4	80	67	84	84	67	
428B	Ely silty clay loam, 2 to 5 percent slopes	6.81	2.8%		lle	220.8	64.0	88	88	87	86	87	
Y428B	Ely silty clay loam, dissected till plain, 2 to 5 percent slopes	2.97	1.2%		lle	0.0	0.0	88		95	95	79	
716	Lawson-Quiver-Nodaway complex, 0 to 2 percent slopes, occasionally flooded	1.82	0.8%		llw	80.0	23.2	78		89	80	87	
Y11B	Colo, occasionally flooded-Ely silty clay loams, dissected till plain, 2 to 5 percent slopes	0.60	0.2%		llw	0.0	0.0	80		88	86	81	
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	0.51	0.2%		Ive	100.8	29.2	10	15	64	64	50	
W	Water	0.16	0.1%			0.0	0.0	0	0				
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	0.15	0.1%		lle	225.6	65.4	91	87	93	93	80	

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.



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