

MIDWEST LAND GROUP PRESENTS

130 ACRES IN

WAYNE COUNTY IOWA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL CUSTOM-BUILT HOME ON 130 +/- ACRES

Wow. This four bedroom, three full bath custom-built home on 130 +/- acres has it all! This property sits just southeast of Corydon, Iowa, and approximately 1 mile south of Highway 2. Entering the estate you'll notice the home and shop sits down out of view of the road for complete privacy. A beautiful stocked 1/2 acre pond accompanies the home with a stone fire pit. The barn wood beams on both the exterior and interior were harvested from an old dairy barn out of Wisconsin as well as the custom stone coming from an old dairy farm. Moving inside, the kitchen is completely customized from the Wolf range to the walnut countertops taken from the property. An open-concept layout makes it very appealing for having company, entertaining guests, or just enjoying the views. In-floor heat throughout the home and garage with polished, stained, concrete floors. The kids' bathroom also doubles as a storm shelter and the entire home has insulated concrete forms. The master bedroom has a wonderful view of the pond and the master bath is nothing short of gorgeous with a custom shower and infrared sauna. The entire property is run off of a 15.6 KW solar system which is off-grid compatible with grid connection. On to the 40'x75' custom shop/

living quarters. It has three bedrooms and 1 full bath with a fully operational kitchen, perfect for guests or a next-door getaway. In-floor heat also accompanies the whole shop and it is spray foam insulated. Plenty of room for all of the necessary equipment as well as the toys!

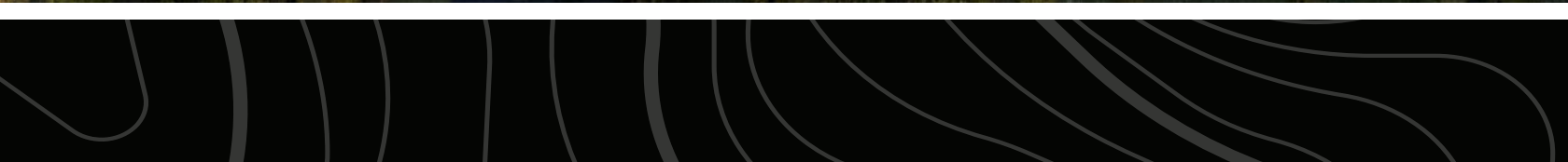
The 130 +/- acres is the perfect mix of recreation/hobby ground. A newer cattle barn sits just inside the entrance, the current owner is running cattle on the open pasture acres and the remainder is prime whitetail habitat. The whole north border adjoins West Jackson Creek making a natural travel corridor. All of the timber has recently undergone TSI and it looks beautiful. An oak-dominated forest with the perfect mix of native floor habitat. I jumped a ton of deer taking photos with several being nice bucks! There are also 5.2 acres in CRP (CP 23) expiring in 2030 paying \$1,486 annually. As well as a CSP project through the NRCS, in which all the work is complete, that is paying an additional \$8,022 between 2024-2026. Another very unique property in a desirable southern Iowa location, this one is a must-see! Reach out to land agent Patrick Cutter to set up your private tour! Qualified buyers only.



PROPERTY FEATURES

PRICE: **\$1,547,000** | COUNTY: **WAYNE** | STATE: **IOWA** | ACRES: **130**

- Custom-built home
- 4 bed, 3 full bath
- High-speed fiber internet
- Corydon, IA
- Custom 40'x75' shop
- Solar power
- 3 ponds
- Cattle barn
- Pasture
- Timber
- Hunting
- CRP
- Food plot
- Creek
- 1 hour 20 minutes from Des Moines
- 2 hours 20 minutes from Kansas City



CUSTOM-BUILT HOME

An open-concept layout makes it very appealing for having company, entertaining guests, or just enjoying the views. The barn wood beams on both the exterior and interior were harvested from an old dairy barn out of Wisconsin as well as the custom stone coming from an old dairy farm.



4 BED, 3 FULL BATH



CATTLE BARN



3 PONDS



CUSTOM 40'X75' SHOP



STONE FIRE PIT



SOLAR POWER

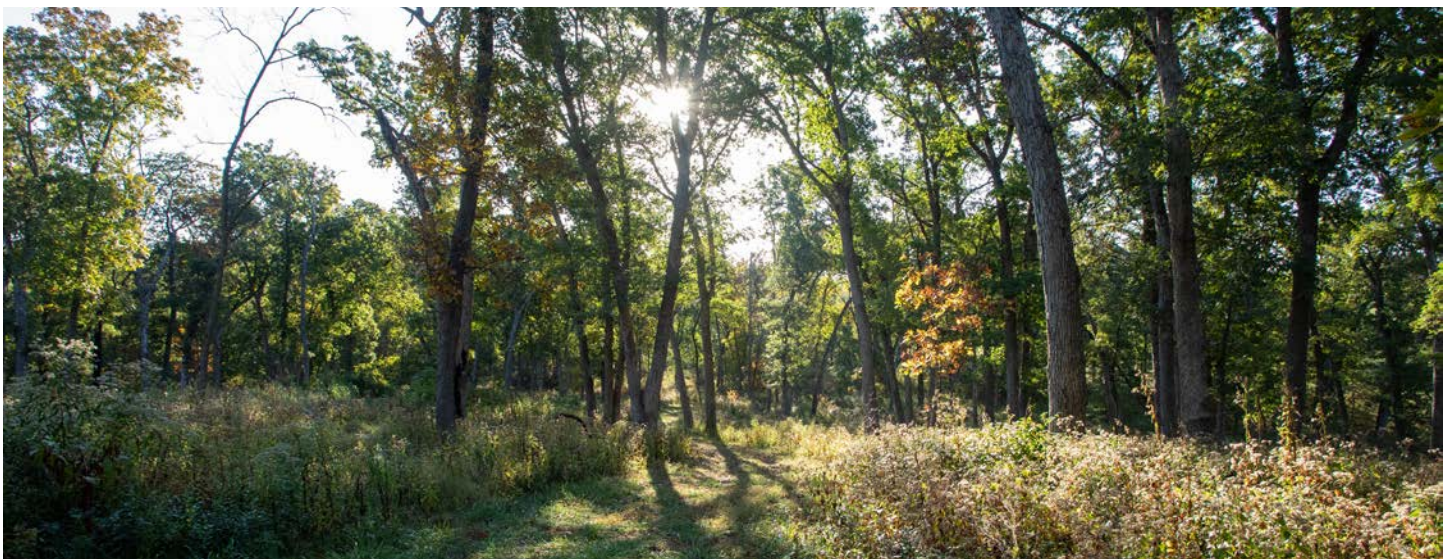
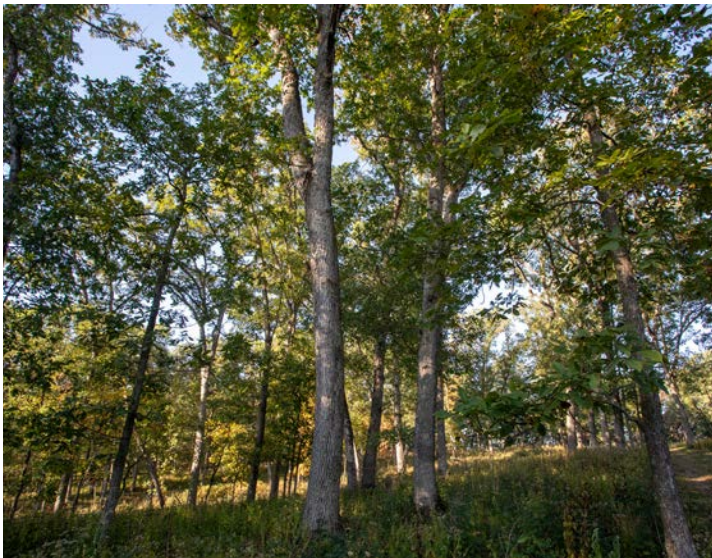


PASTURE

The 130 +/- acres is the perfect mix of recreation/hobby ground. A newer cattle barn sits just inside the entrance, the current owner is running cattle on the open pasture acres and the remainder is prime whitetail habitat.



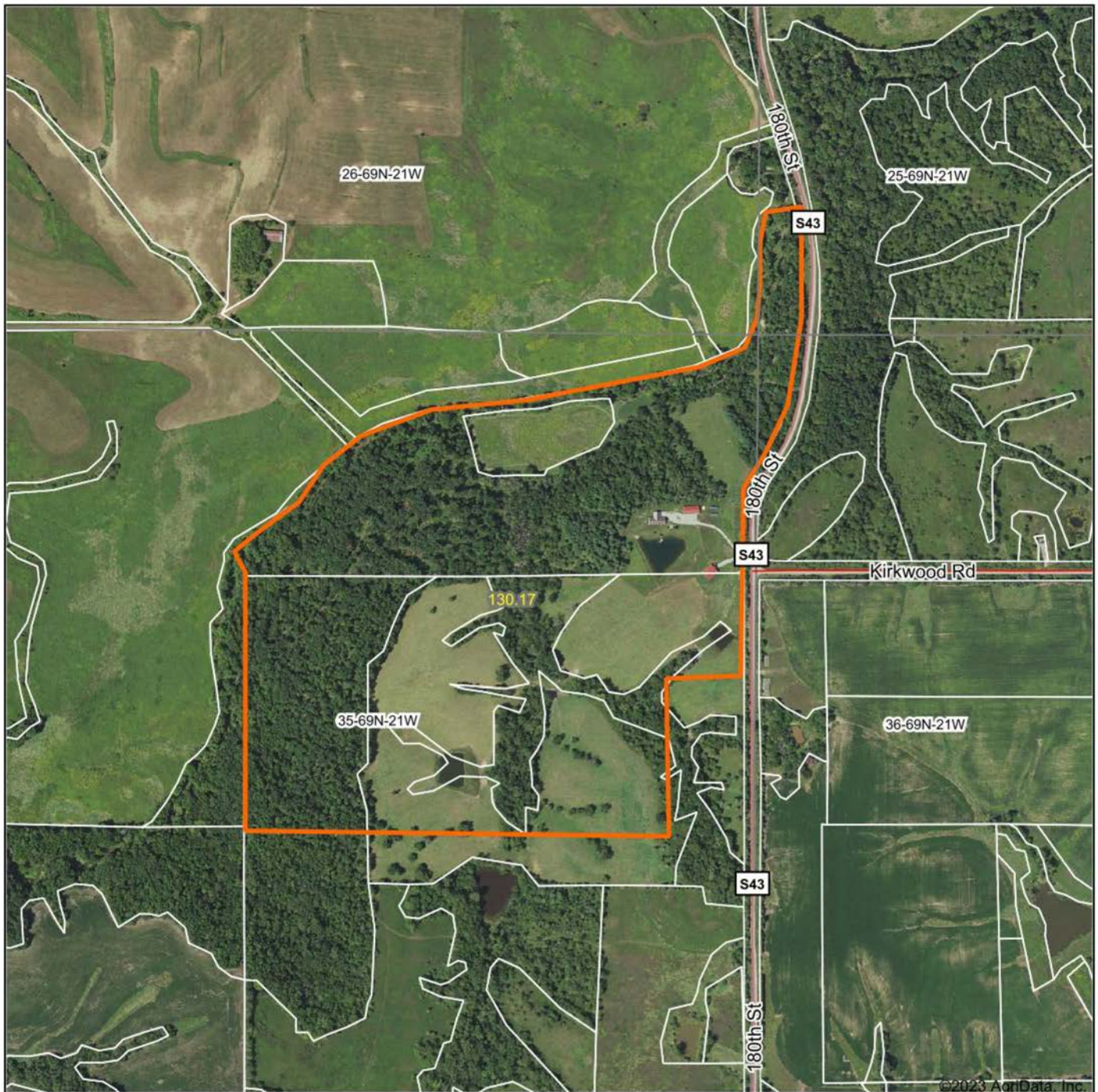
TIMBER



HUNTING



AERIAL MAP



Boundary Center: 40° 44' 10.71, -93° 14' 8.88

0ft 814ft 1628ft



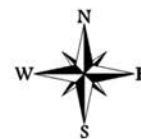
Maps Provided By:



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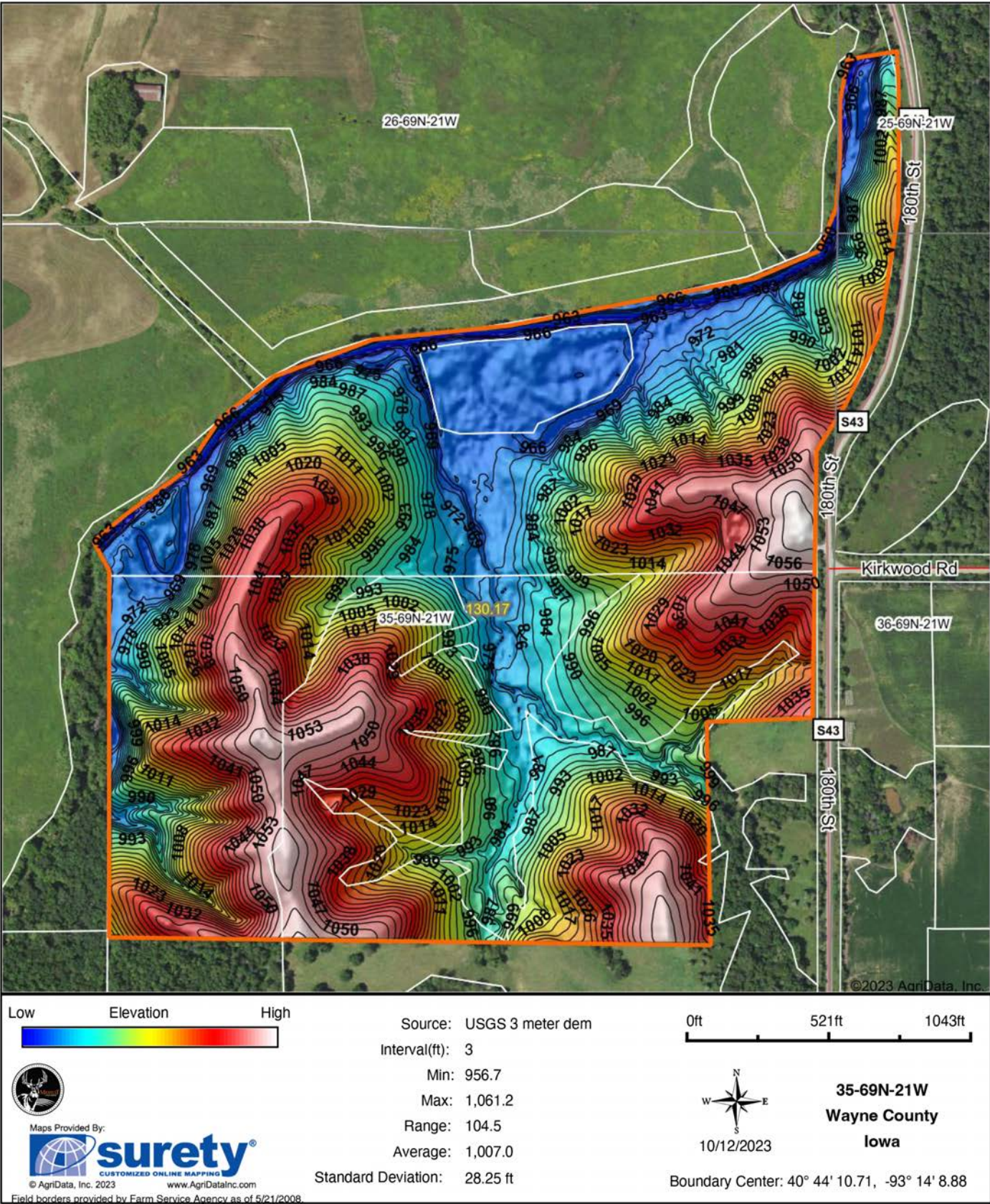
35-69N-21W
Wayne County
Iowa



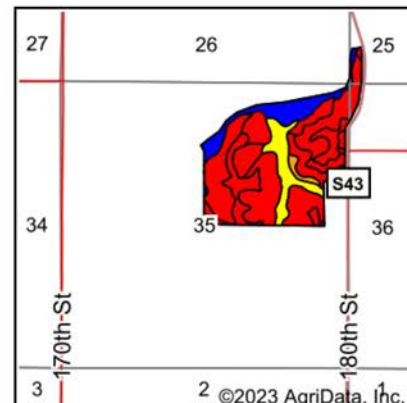
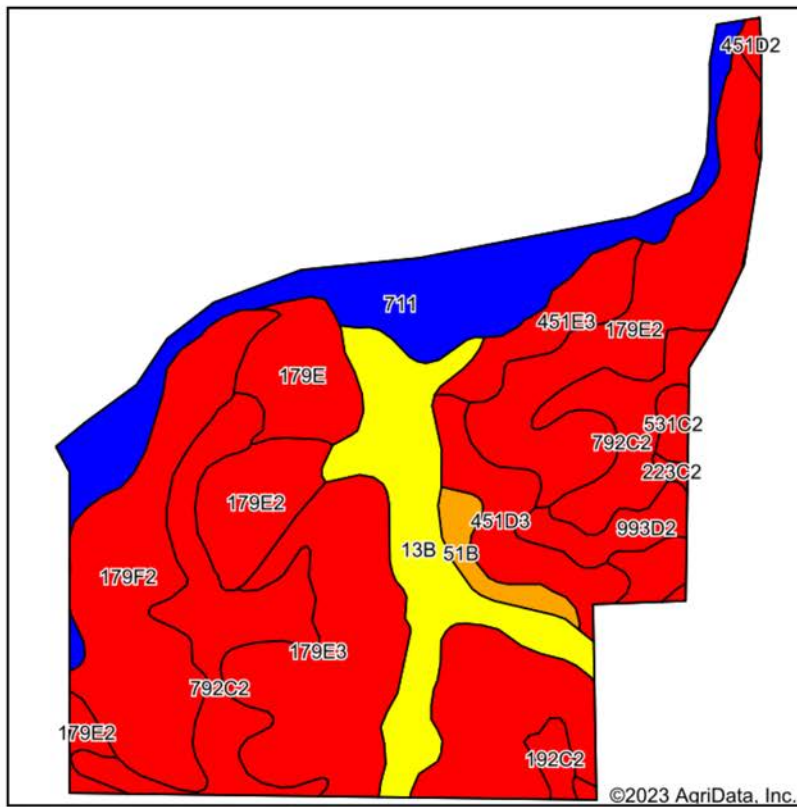
10/12/2023

Field borders provided by Farm Service Agency as of 5/21/2008

HILLSHADE MAP



SOIL MAP



State: **Iowa**
 County: **Wayne**
 Location: **35-69N-21W**
 Township: **Corydon**
 Acres: **130.17**
 Date: **10/12/2023**



Maps Provided By:

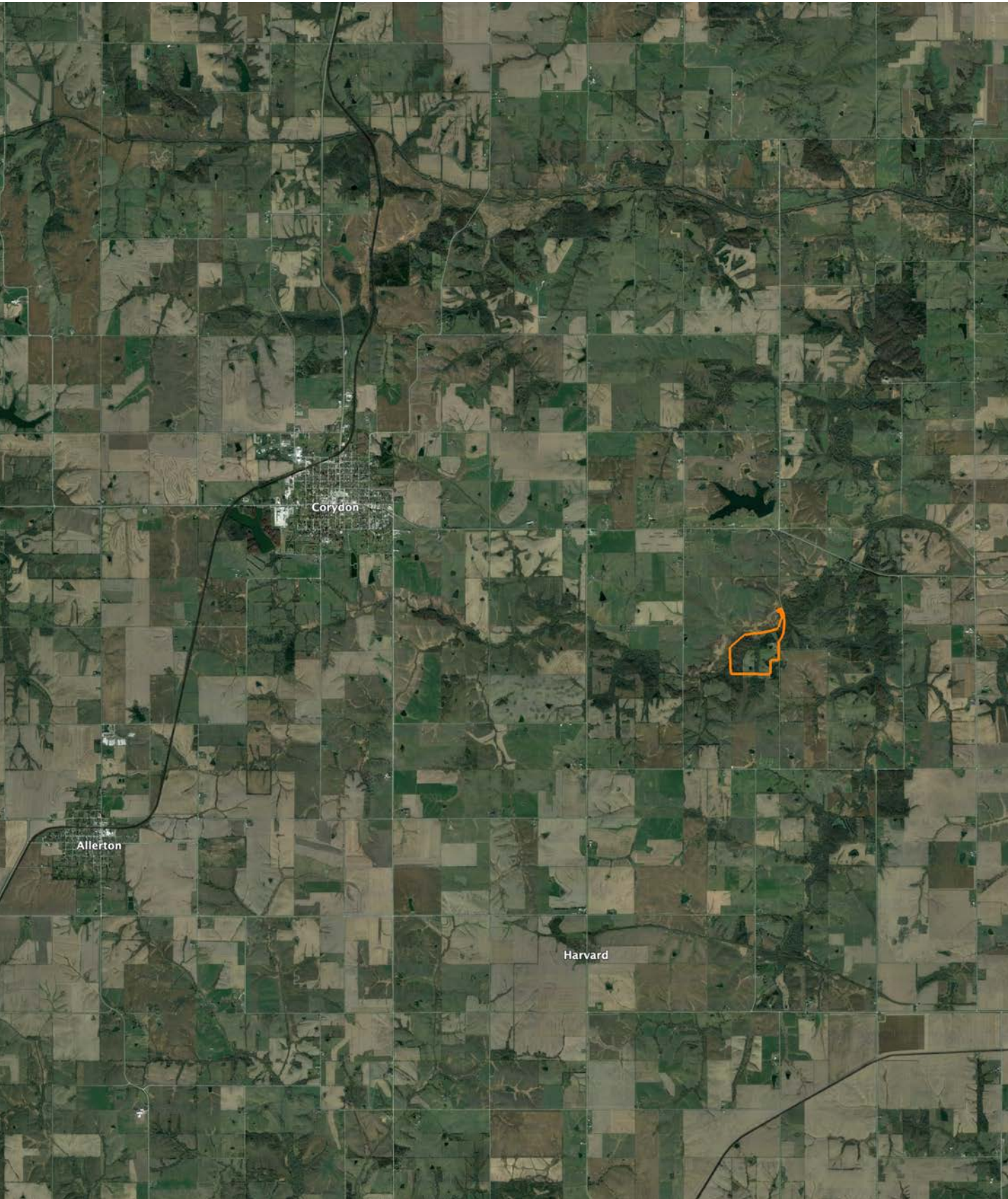
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA185, Soil Area Version: 26											
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
179E3	Gara clay loam, 14 to 18 percent slopes, severely eroded	25.69	19.7%		Vle	115.2	33.4	21	59	59	37
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	20.52	15.8%		Vle	131.2	38.0	24	62	62	44
179F2	Gara loam, 18 to 24 percent slopes, moderately eroded	16.04	12.3%		Vle	115.2	33.4	12	55	55	36
792C2	Armstrong loam, 5 to 9 percent slopes, moderately eroded	15.79	12.1%		Ille	123.2	35.7	31	65	65	47
711	Lawson-Nodaway-Colo complex, 0 to 2 percent slopes, occasionally flooded	15.61	12.0%		Ilw	203.2	58.9	83	89	81	88
13B	Zook-Olmitz-Vesser complex, 0 to 5 percent slopes	13.78	10.6%		Ilw	200.0	58.0	68	77	70	74
451D3	Caleb clay loam, 9 to 14 percent slopes, severely eroded	5.53	4.2%		Vle	152.0	44.1	36	71	71	46
179E	Gara loam, 14 to 18 percent slopes	5.42	4.2%		Vle	136.0	39.4	30	68	68	53
451E3	Caleb clay loam, 14 to 18 percent slopes, severely eroded	4.08	3.1%		Vlle	128.0	37.1	26	67	67	43
993D2	Gara-Armstrong complex, 9 to 14 percent slopes, moderately eroded	2.67	2.1%		IVe	131.2	38.0	32	65	65	45
51B	Vesser silt loam, 2 to 5 percent slopes, rarely flooded	2.11	1.6%		Ilw	190.4	55.2	75	93	74	93
192C2	Adair clay loam, heavy till, 5 to 9 percent slopes, moderately eroded	1.04	0.8%		Ille	137.6	39.9	29	66	66	46
531C2	Kniffin silty clay loam, 5 to 9 percent slopes, moderately eroded	0.94	0.7%		Ille	80.0	23.2	48	62	56	60
451D2	Caleb loam, 9 to 14 percent slopes, moderately eroded	0.42	0.3%		IVe	163.2	47.3	41	77	77	59
223C2	Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded	0.36	0.3%		IVw	126.4	36.7	45	60	60	46

OVERVIEW MAP



AGENT CONTACT

Patrick Cutter doesn't just help clients buy and sell land, he gets in the weeds to truly serve others. A land owner himself, Patrick owns 140 acres in Monroe County, Iowa so land isn't just something he loves helping others buy and sell, he understands the connection to it that both sellers and buyers alike feel.

One of three children, Patrick was born and raised in the Appalachian Mountain Range of New Jersey. He graduated from Vernon High School and attended Sussex County Community College. After school, he owned and operated two successful businesses. These experiences provided essential training and an understanding of the importance of developing and nurturing relationships, something extraordinarily helpful in land real estate. At Midwest Land Group, Patrick's able to realize his passion of being in the outdoor space while making his clients a top priority, delivering the utmost professionalism and knowledge of the field.

A certified Deer Steward of the National Deer Association, Patrick enjoys hunting all over the Midwest, being outdoors, cooking, and spending time with his wife, Tracey, and lab, Flint. If you're in the market to sell or buy land in south or southeast Iowa and are seeking someone with great attention to detail and good communication skills, be sure to give Patrick a call.



PATRICK CUTTER,

LAND AGENT

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