

MIDWEST LAND GROUP PRESENTS



# MARION COUNTY, IA

208 ACRES



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# HUNTING, INCOME, AND BUILD SITES 40 MILES FROM DES MOINES, IOWA

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This beautiful 208 +/- acre Marion County farm offers abundant hunting and recreational opportunities while providing a nice return on investment. Located just 40 miles from the Des Moines metro, farms of this caliber are hard to come by in today's market. The diversity on this property is impressive with hardwood timber, tillable, a year-round creek, and three ponds. Deer sign on the property is abundant along with impressive documented trail camera history. Strong turkey numbers are present on the farm as well. Multiple access points to the property will allow for seamless entry and exit during the fall hunting season.

Approximately 47 acres of hardwood timber provide great habitat for deer and turkeys. The owner has spent a significant amount of time killing off invasive tree and brush species. The amount of sweat equity in this project is evident when walking through the timber. It cannot be overstated the difference this work will make towards the long-term health of the timber. Other improvements the owner has made include fixing two ponds, problem-area drain tile, removal of interior fences, access crossing built to the NW 8 acres, and cleanup/removal of old junk and dirt piles.

In addition to the hardwood timber, there are approximately 134 +/- income-producing acres on the farm. 114 +/- acres will be in tillable production for the 2024 cropping season. A tenant is renting out the north 50 acres at a rate of \$200/acre. The owner is farming the 64 +/- acres on the south side of the creek. An additional 20 +/- acres will be planted to a native grass mix this spring, with the long-term goal of qualifying these acres for CRP. The owner is in talks with the FSA and these acres are in the process of qualifying for the EQIP program. The goal will be to plant these 20 acres in a CP-25 native grass planting in the spring of 2024 as part of the EQIP program. This farm is an ideal candidate to have all 134 +/- acres eventually enrolled into a CRP program. This would take the hunting and habitat on the farm to the next level while providing a very solid return on investment.

As if the habitat, access, layout, and hunting potential weren't enough, this farm also offers build sites for a weekend getaway or forever home. If you are in the market for a premier hunting and recreational getaway within an hour of the Des Moines metro, this one is a must-see! Call Korey O'Day at (515) 519-5779 today to schedule your private showing.

# PROPERTY FEATURES

PRICE: **\$1,185,600** | COUNTY: **MARION** | STATE: **IOWA** | ACRES: **208**

- Impressive documented trail camera history
  - Strong deer and turkey numbers
  - Located just 40 miles from Des Moines, IA
  - Access points from multiple directions
  - 47 +/- acres of hardwood timber with a number of walnuts and white oaks
  - 114 +/- acres in tillable production for the 2024 cropping season
  - 50 acres (north of the creek) are being rented out at a rate of \$200/acre
  - 64 acres (south of the creek) are being farmed by the owner
  - Additional 20 +/- acres being planted to a CP-25 mix in spring 2024 (owner is working with the FSA to qualify these acres for CRP through the EQIP program)
  - 134 +/- income-producing acres on the property
- (call listing agent for a breakdown of the income and potential future income on the farm)
- 2 ponds fixed
  - Significant amount of invasive tree and brush removal
  - Problem-area tile installed
  - Interior fences removed
  - Access crossing built to access northwest 8 +/- acres
  - Cleaned up old dozer dirt and tree piles
  - 75% cost sharing on erosion prevention projects due to Cedar Creek Watershed program
  - Pavement access
  - 8 miles from Knoxville
  - Power: Mid American Energy
  - Water: Marion County Rural Water



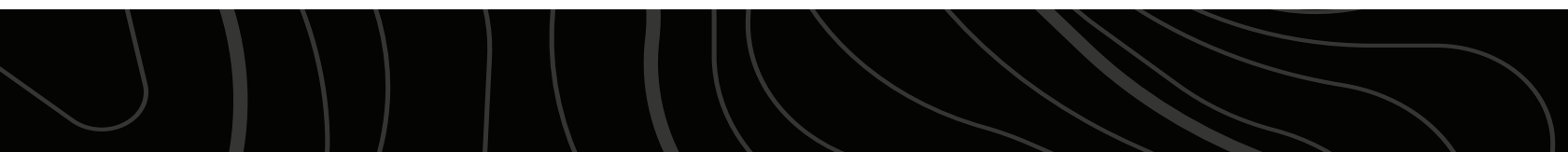
# 134 +/- INCOME-PRODUCING ACRES

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# 47 +/- ACRES OF HARDWOOD TIMBER

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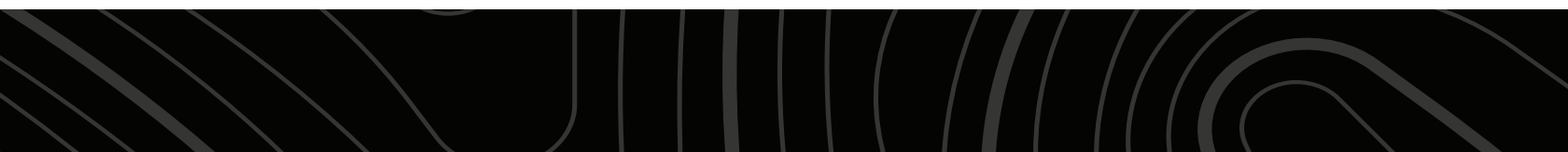
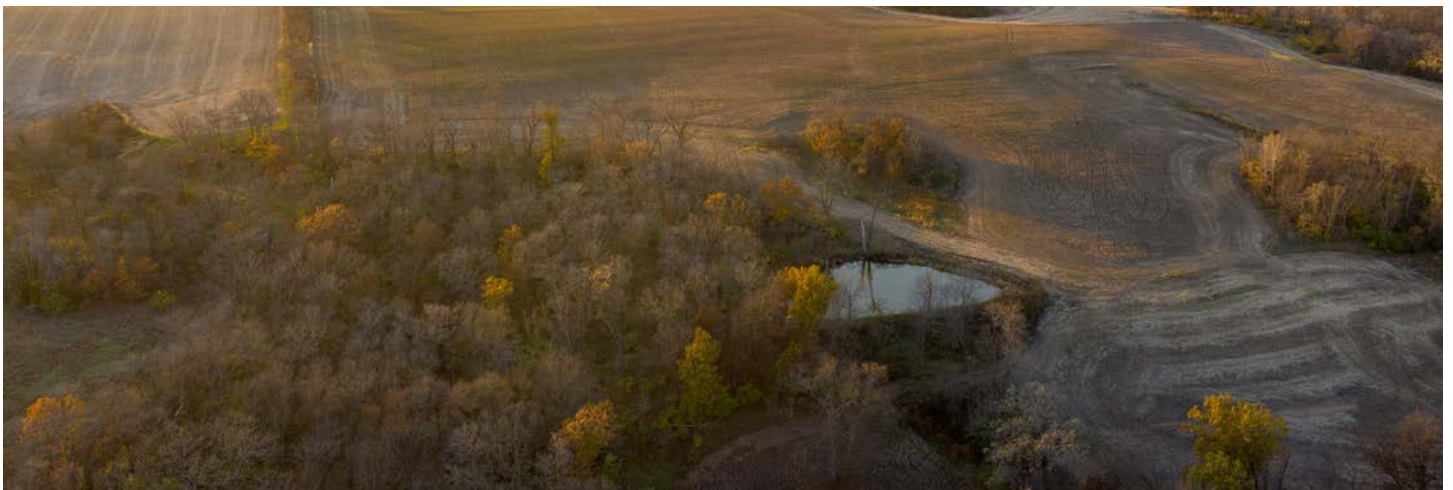
# INVASIVE TREE & BRUSH REMOVAL

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## 2 PONDS

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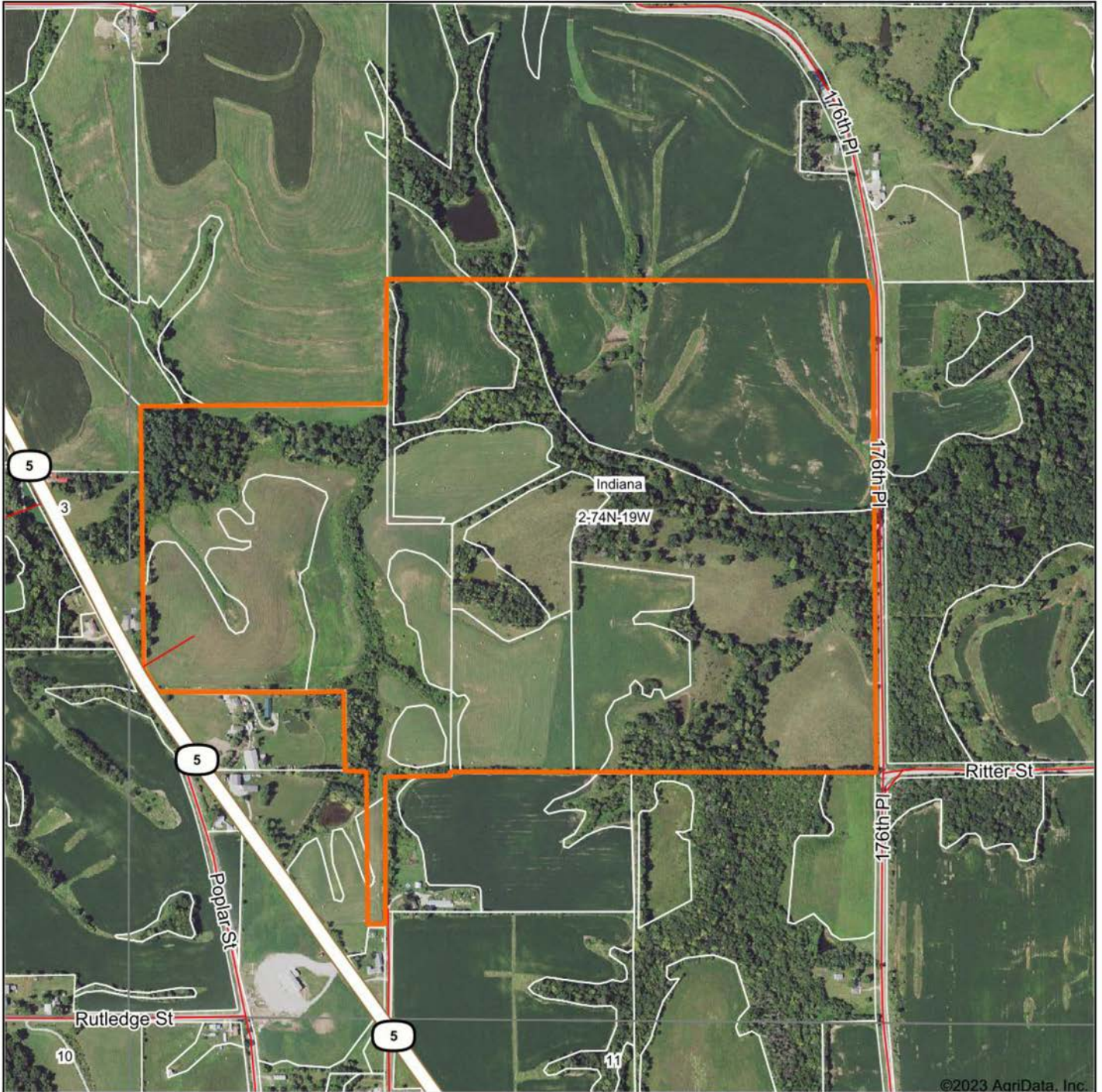


# TRAIL CAM PICTURES

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# AERIAL MAP



Map Center: 41° 14' 25.03, -93° 0' 55.71



Maps Provided By:



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**2-74N-19W**  
**Marion County**  
**Iowa**

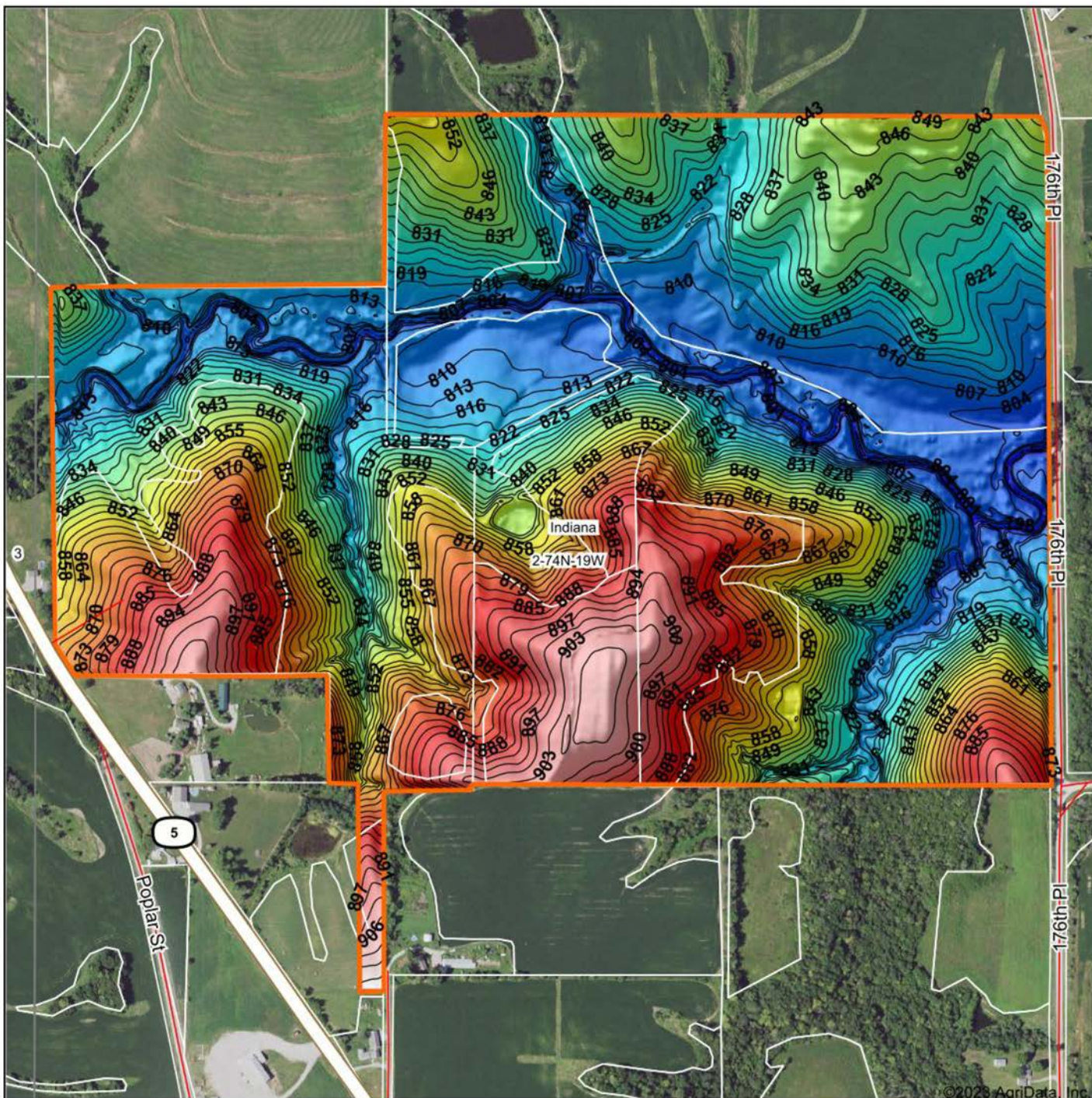


5/17/2023

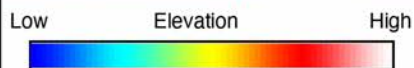
Field borders provided by Farm Service Agency as of 5/21/2008.



# HILLSHADE MAP



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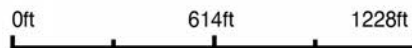
Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING

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

Source: USGS 3 meter dem  
Interval(ft): 3  
Min: 794.2  
Max: 916.2  
Range: 122.0  
Average: 843.3  
Standard Deviation: 29.63 ft

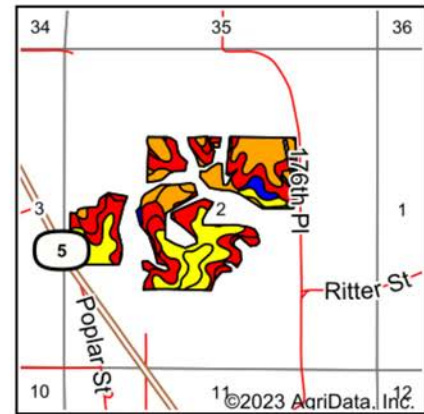
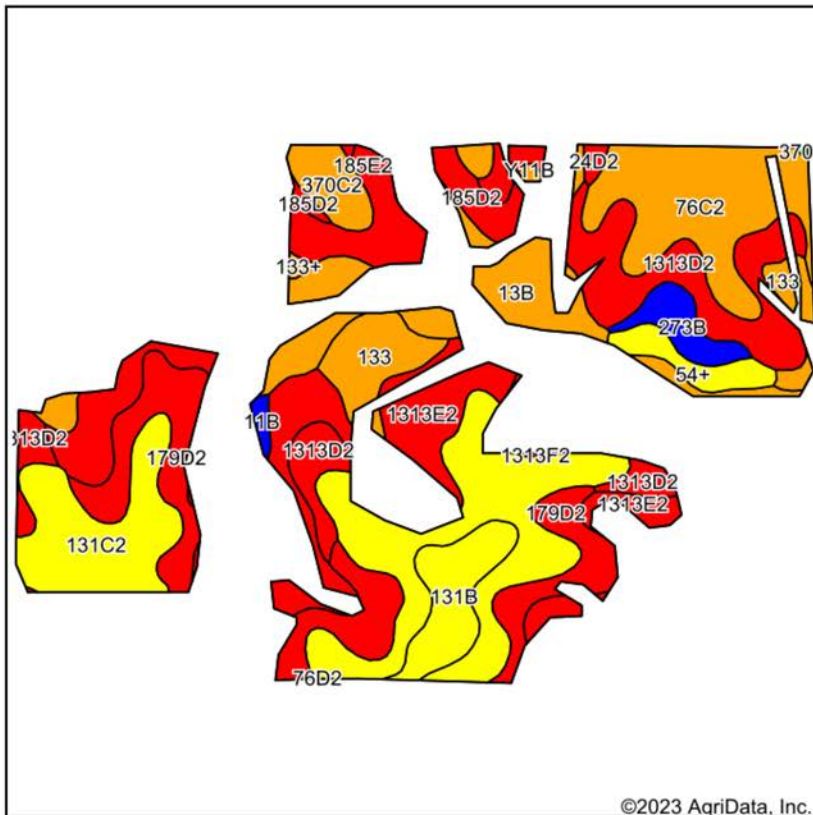


5/17/2023

map center: 41° 14' 25.03, -93° 0' 55.71

**2-74N-19W**  
**Marion County**  
**Iowa**

# SOIL MAP



State: **Iowa**  
 County: **Marion**  
 Location: **2-74N-19W**  
 Township: **Indiana**  
 Acres: **113.49**  
 Date: **5/17/2023**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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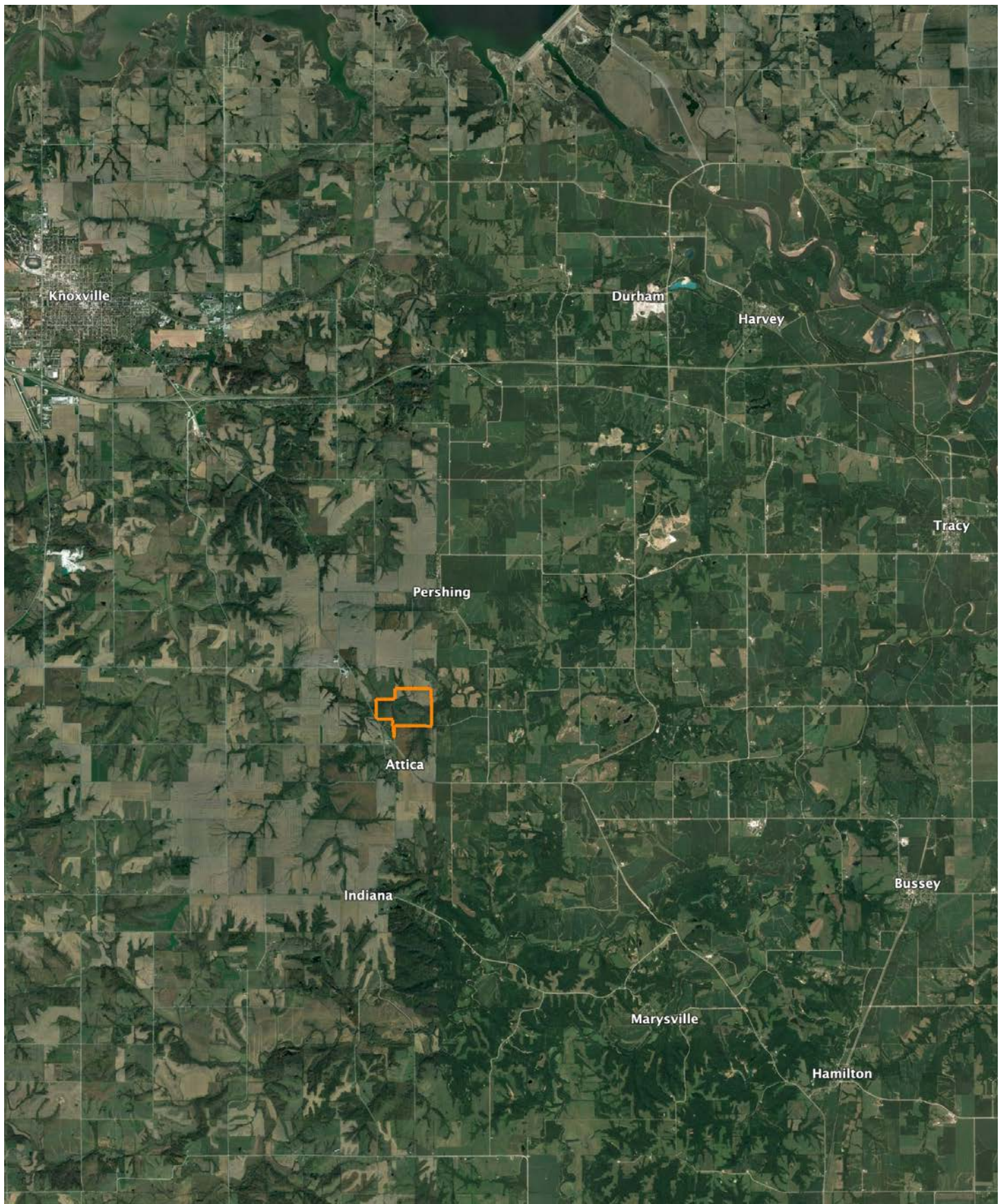
Soils data provided by USDA and NRCS.

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Area Symbol: IA125, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
131C2	Pershing silt loam, 5 to 9 percent slopes, moderately eroded	24.95	22.0%		Ille	62	49	68	68	63	51
1313E2	Munterville silt loam, 14 to 18 percent slopes, moderately eroded	13.92	12.3%		Vle	22	5	56	56	44	39
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	13.63	12.0%		IVe	38	43	67	67	55	48
1313D2	Munterville silt loam, 9 to 14 percent slopes, moderately eroded	13.14	11.6%		Vle	34	10	59	59	47	42
76C2	Ladoga silt loam, 5 to 9 percent slopes, eroded	11.80	10.4%		Ille	75	65	86	86	67	67
13B	Nodaway-Vesser silt loams, 2 to 5 percent slopes	9.07	8.0%		Ilw	79	63	84	79	57	82
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	5.34	4.7%		Ilw	78	80	81	75	34	80
131B	Pershing silt loam, 2 to 5 percent slopes	4.88	4.3%		Ille	70	72	74	74	71	59
185E2	Bauer silt loam, 14 to 18 percent slopes, moderately eroded	4.12	3.6%		Vle	5	10	32	32	23	15
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	3.11	2.7%		Ille	80	67	82	82	68	65
273B	Olmitz loam, 2 to 5 percent slopes	2.39	2.1%		Ile	89	72	96	96	69	82
185D2	Bauer silt loam, 9 to 14 percent slopes, moderately eroded	2.35	2.1%		Vle	13	20	34	34	24	17
54+	Zook silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	2.28	2.0%		Ilw	69	75	66	63	32	66
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	1.39	1.2%		Ille	45	48	66	66	55	52
11B	Colo-Ely silty clay loams, 2 to 5 percent slopes	0.43	0.4%		Ile	81	65	85	84	50	79

# OVERVIEW MAP



# AGENT CONTACT

Korey O'Day has extensive market knowledge of hunting, recreational, and agricultural properties in Southern Iowa and Northwest Missouri. The knowledge and experience he's developed over the past two decades hunting, managing, and improving land translates directly towards serving his clients at Midwest Land Group. Korey developed a passion for hunting and the outdoors early in life. Born and raised in the Quad Cities, his childhood consisted of road trips to south central Iowa to hunt pheasant, deer, and turkeys. In the early 2000s, his family purchased a piece of land in Ringgold County, Iowa, giving Korey and his brothers the opportunity to work and hunt on the family farm. After graduating from the University of Iowa, Korey served in a business development position at Hometown Mechanical in Davenport, where he honed his skills in sales, relationship building, and brand management. Korey also produced outdoor media content for Midwest Whitetail, focusing on photography, video production and social media management. His passion for the outdoors is still stronger than ever and most of his free time is spent doing some type of hunting or work on the farms. Korey's tenacious work ethic, professionalism, and market knowledge has led to him being a top producer in his time at Midwest Land Group. If you're in the market to buy or sell land in Iowa or Missouri, give Korey a call today.



**KOREY O'DAY**, LAND AGENT  
**515.519.5779**  
KOday@MidwestLandGroup.com



**MidwestLandGroup.com**

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