

MIDWEST LAND GROUP PRESENTS

85 ACRES IN

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# WARREN COUNTY IOWA



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



MIDWEST LAND GROUP IS HONORED TO PRESENT

# COMBINATION FARM WITH INCOME AND HUNTING/RECREATIONAL VALUE

Midwest Land Group is proud to present this 85 +/- acre farm just outside of Lacona, Iowa. This beautiful combination farm includes approximately 46 +/- acres of tillable ground that has a 58.9 CSR2 and the remainder of the farm has excellent deer and recreational value. The farm has many fingers running through it along with an overgrown thick abandoned railroad track. This creates tons of edge that the deer absolutely love. The area has been known for record-class bucks over the years and the trail cam pics show the excellent genetics along with age structure to consistently produce great deer in

the future. The access to the farm is from the blacktop and from the south and east so the prevailing winds are always in the hunter's favor. If you're looking to diversify your investment portfolio or farm it yourself and have some excellent deer and turkey hunting for years to come this may be your farm! With the combination of location, tillable, hidden food plot potential for stand placement, and thick nasty bedding cover throughout the draws and railroad track, this farm could be turned into a big buck mega! Call Dennis Williams today at (507) 421-2175 for your private showing.





# PROPERTY FEATURES

PRICE: **\$515,000** | COUNTY: **WARREN** | STATE: **IOWA** | ACRES: **85**

- 85 +/- acres
- 46 +/- acres tillable
- 58.9 CSR2
- 39 +/- acres of draws and bedding cover
- 39 miles south of Des Moines, Iowa
- Excellent investment farm
- Blacktop access
- Trophy deer and turkey hunting
- Tons of edge cover that deer absolutely love
- Recreational value
- Excellent genetics and age structure
- Access from south and east for prevailing winds for hunting
- Old railroad bed runs through property for great bedding
- Call listing agent for private showing
- Must be pre-approved





# 46 +/- ACRES TILLABLE

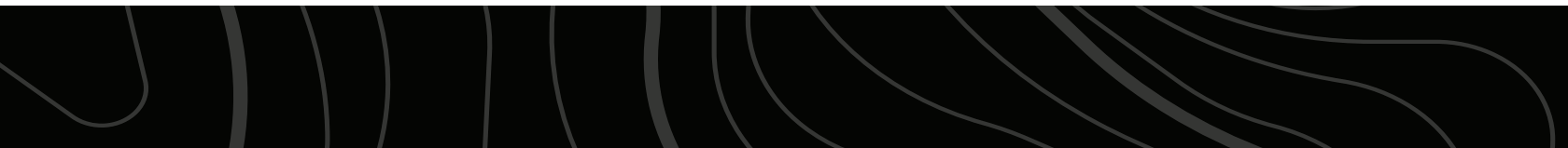
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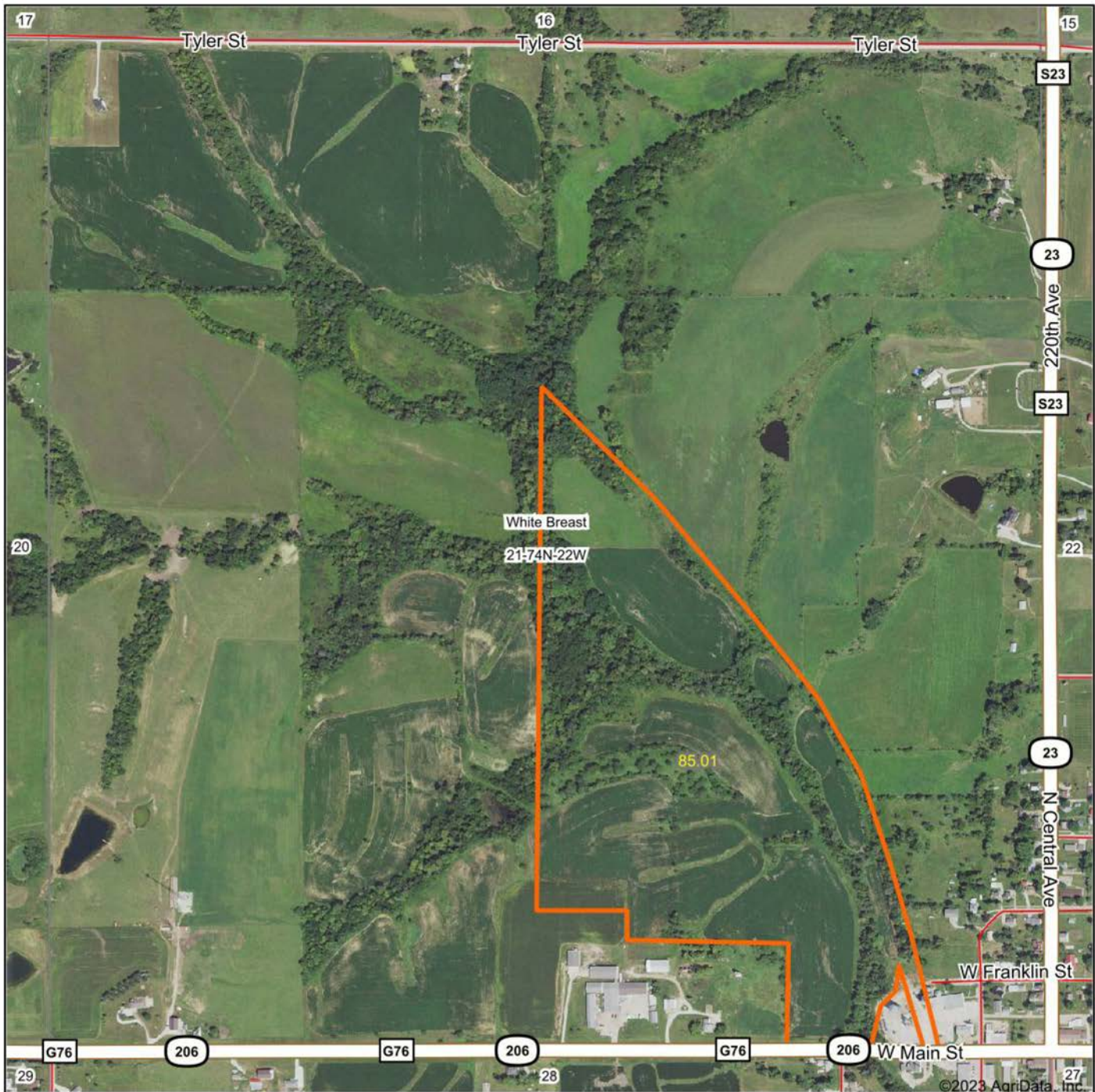
# 39 +/- ACRES OF DRAWS & BEDDING COVER

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# AERIAL MAP



Boundary Center: 41° 11' 39.37, -93° 23' 28.65

0ft 808ft 1615ft



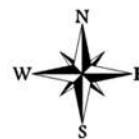
Maps Provided By:



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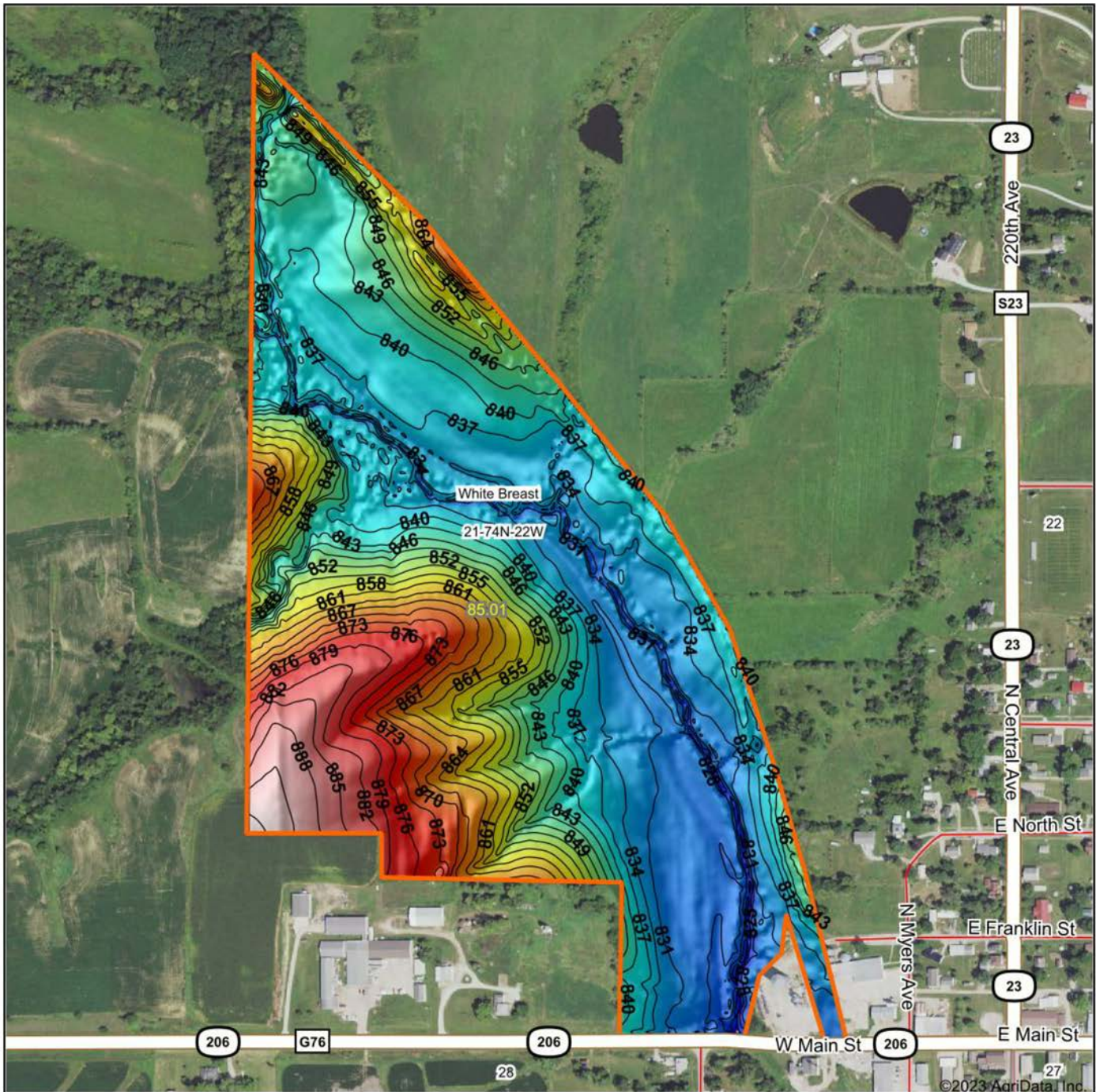
21-74N-22W  
Warren County  
Iowa



12/11/2023



# TOPOGRAPHY MAP



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Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING

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Source: USGS 3 meter dem  
Interval(ft): 3  
Min: 820.5  
Max: 895.2  
Range: 74.7  
Average: 847.3  
Standard Deviation: 16.57 ft



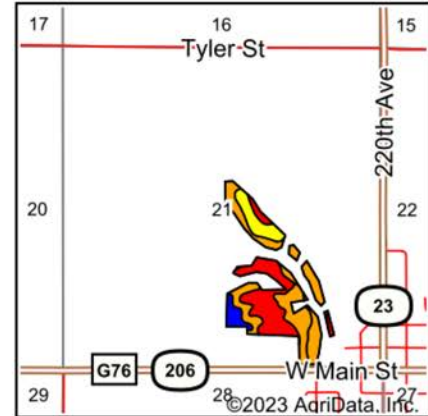
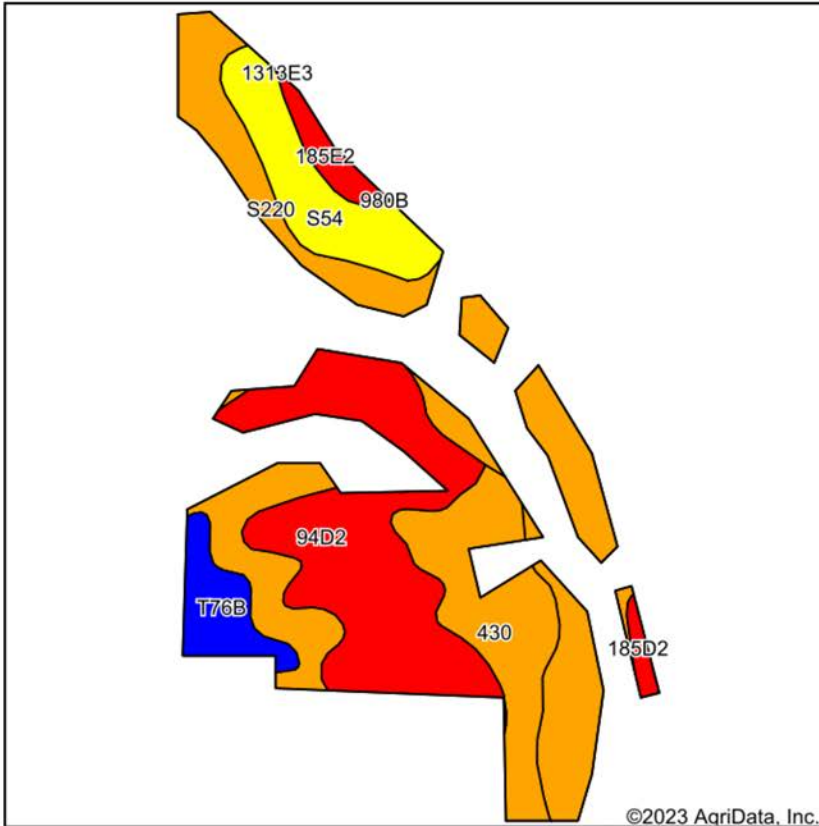
12/11/2023

**21-74N-22W**  
**Warren County**  
**Iowa**

Boundary Center: 41° 11' 39.37, -93° 23' 28.65



# SOIL MAP



State: **Iowa**  
 County: **Warren**  
 Location: **21-74N-22W**  
 Township: **White Breast**  
 Acres: **45.73**  
 Date: **12/11/2023**



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Soils data provided by USDA and NRCS.

Area Symbol: IA181, Soil Area Version: 29

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	
94D2	Mystic-Caleb complex, 9 to 14 percent slopes, moderately eroded	13.47	29.5%	[Red]	IVe	120.0	34.8	25	25	73	73	54	
S220	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	11.82	25.8%	[Orange]	IIw	0.0	0.0	77		87	87	83	
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	7.08	15.5%	[Light Orange]	IIw	203.2	58.9	77	83	90	90	86	
S54	Zook silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	5.09	11.1%	[Yellow]	IIw	0.0	0.0	68		74	74	67	
T76C2	Ladoga silt loam, benches, 5 to 9 percent slopes, moderately eroded	4.11	9.0%	[Light Orange]	IIIe	192.0	55.7	78	65	84	84	73	
T76B	Ladoga silt loam, benches, 2 to 5 percent slopes	2.52	5.5%	[Blue]	IIe	212.8	61.7	86	85	89	89	82	
185E2	Bauer silt loam, 14 to 18 percent slopes, moderately eroded	1.17	2.6%	[Red]	VIIe	115.2	33.4	8	10	43	43	24	
185D2	Bauer silt loam, 9 to 14 percent slopes, moderately eroded	0.47	1.0%	[Red]	VIe	124.8	36.2	15	20	47	47	27	
<b>Weighted Average</b>						<b>2.85</b>	<b>100</b>	<b>29</b>	<b>58.9</b>	<b>-</b>	<b>*n 80.2</b>	<b>*n 80.2</b>	<b>*n 70.1</b>

\*\*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.

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

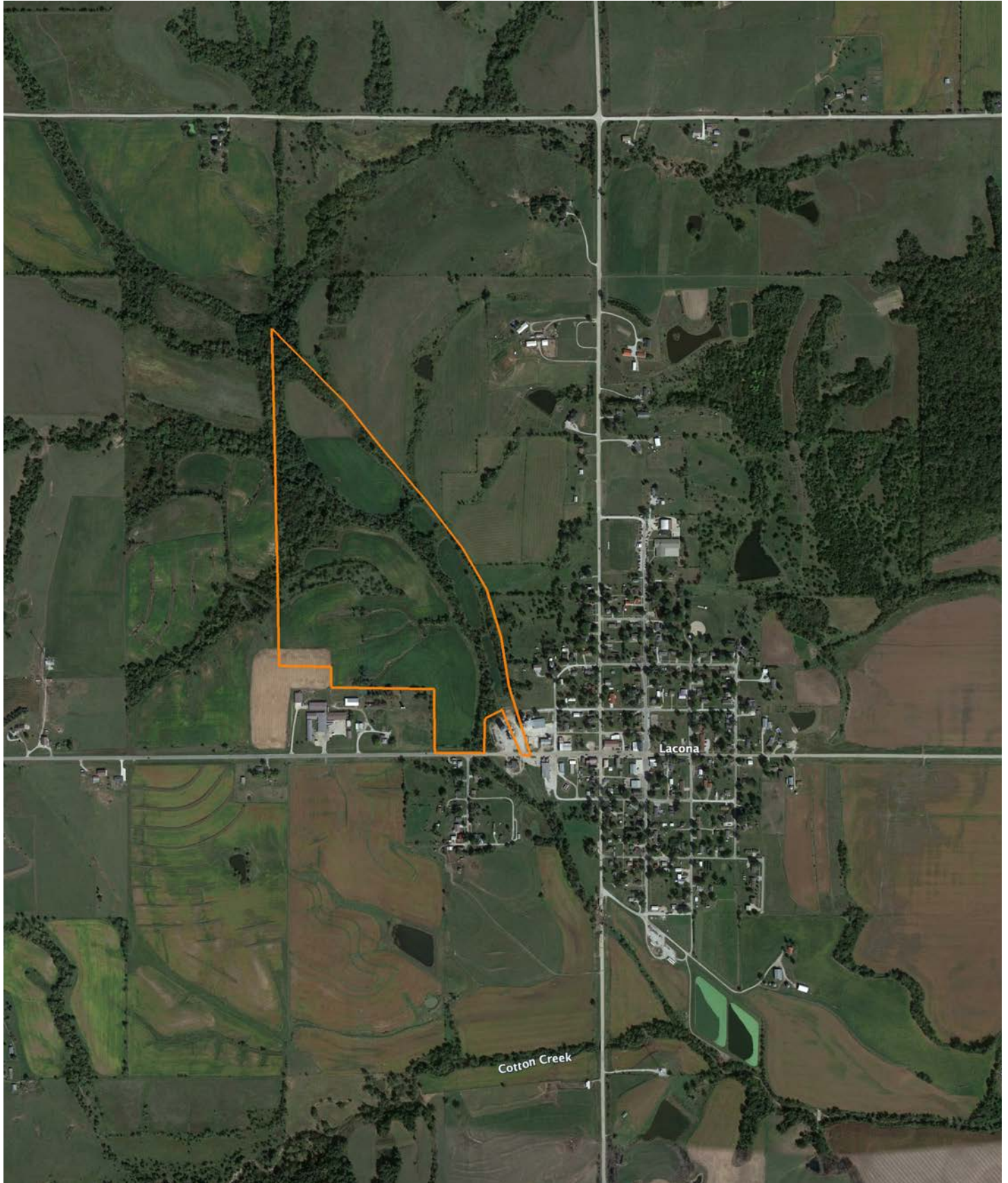
\*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

Soils data provided by USDA and NRCS.



# OVERVIEW MAP

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# AGENT CONTACT

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Dennis Williams has the determination and grit it takes to get the job done, which was instilled in him at a young age and evidenced through his 31 year career in logistics. Dennis grew up in Rochester, MN, where he graduated from Mayo High School and Rochester Community College. After buying and selling several of his own rec farms, Dennis and his family moved from Minnesota to pursue his dream of selling land in Iowa.

At Midwest Land Group, buyers and sellers alike know they can count on Dennis to get the job done and do it right. This agent prides himself on being a good listener who works with the utmost honesty and integrity. He relishes in the fact that many lifelong friendships are made through real estate transactions and looks forward to creating lasting memories with each client.

Dennis is passionate about pursuing whitetails, having even owned his own whitetail consulting business. He had his hunts filmed and shared on Hunter's Specialties Primetime videos, and afterward was hired as a pro staff member on the TV show Driven with Pat and Nicole. When he's not helping clients achieve their land real estate needs, Dennis enjoys hunting and fishing, and spending time with his family, including wife, Janet, son Daniel, and daughter Brooklyn.



**DENNIS WILLIAMS,**  
LAND AGENT  
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**MidwestLandGroup.com**

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