

MIDWEST LAND GROUP PRESENTS

156 ACRES IN

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# LOUISA COUNTY IOWA



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# EXCELLENT COMBINATION FARM WITH INCOME AND WORLD-CLASS DEER HUNTING

Midwest Land Group is proud to present this world-class hunting farm in Louisa County, Iowa. The farm is the best deer hunting farm that I've personally listed and that is saying a lot!! This gorgeous combination farm just miles from the Mississippi and only an hour south of Iowa City has breathtaking views, multiple building sites to build your dream home or cabin getaway, income from the rich tillable soils, and some of the biggest and nastiest looking bucks that Iowa is known for! Situated on the bluffs in southeastern Iowa and only a stone's throw from Illinois is this beautiful 156 +/- acre farm. The farm consists of 94 +/- acres of hardwoods and softwoods with many long ridges and points in every direction that gives perfect bedding for deer. The remaining 62 +/- acres are rich tillable ground that has an average CSR2 of 70. The farm has thousands of acres of premium whitetail habitat in every direction including large land owners. A running creek bisects the timber bottom where there is an abundance of marketable walnut, white oak, and

cherry trees. With some acres set aside for food plots out on the end of the tillable points and a couple of strategically placed tower stands, the new owner would capitalize on some excellent trophy whitetail hunting. The area has consistently produced record-class whitetail along with excellent turkey hunting. If you want to hunt geese or ducks, then it would just be a short five minute drive to the Mississippi backwaters. Access to the farm is great! Multiple field approaches from the east side of the farm would give the new land owner the perfect approach to and from their stand location, having the prevailing westerly winds in their favor. Do not miss your opportunity at the farm of a lifetime! Farms of this caliber that give the new owner multiple buildable sites, beautiful mouth-watering views, income, and world-class hunting are extremely rare. Give Land Agent Dennis Williams a call today for more information and to schedule your private showing.



# PROPERTY FEATURES

PRICE: **\$1,131,000** | COUNTY: **LOUISA** | STATE: **IOWA** | ACRES: **156**

- 156 +/- deeded acres
- 157.96 gross acres
- 62 FSA tillable acres
- 1 hour southeast of Iowa City
- 2 1/2 miles southeast of Grandview
- Average CSR2 70
- 1/3 of the tillable acres has CSR2 of 84
- World-class trophy deer
- Excellent turkey hunting
- Multiple building site locations
- Private and peaceful
- Beautiful views along with the setting sun off back porch
- Surrounded by large landowners with thousands of acres of excellent deer habitat
- Preferred east access for prevailing westerly winds
- Running creek through property
- Electricity at road
- Trails throughout property
- Many ridges and points for ideal bedding cover
- Mix of marketable walnut, white oak, and cherry trees
- Short distance from Mississippi
- Investment opportunity
- Seller killed 24 point buck that grossed 219 last year
- Multiple large mature bucks survived for the 2024 deer season
- Shown by appointment only
- Must be pre-approved



# 62 FSA TILLABLE ACRES

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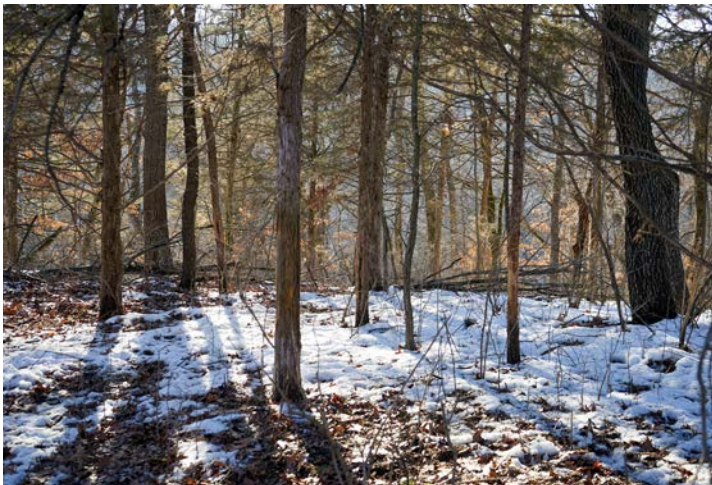
# RUNNING CREEK

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94 +/- ACRES OF TIMBER

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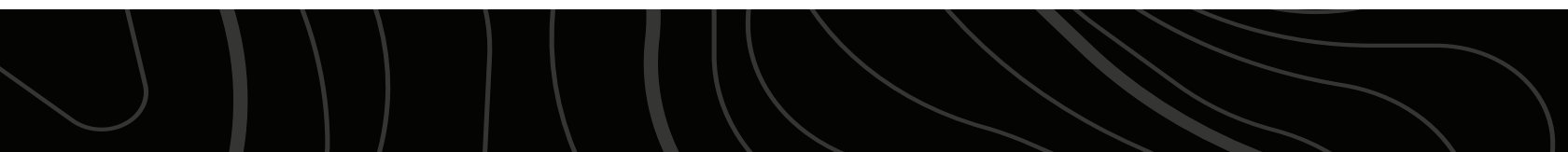
# DEER & TURKEY HUNTING

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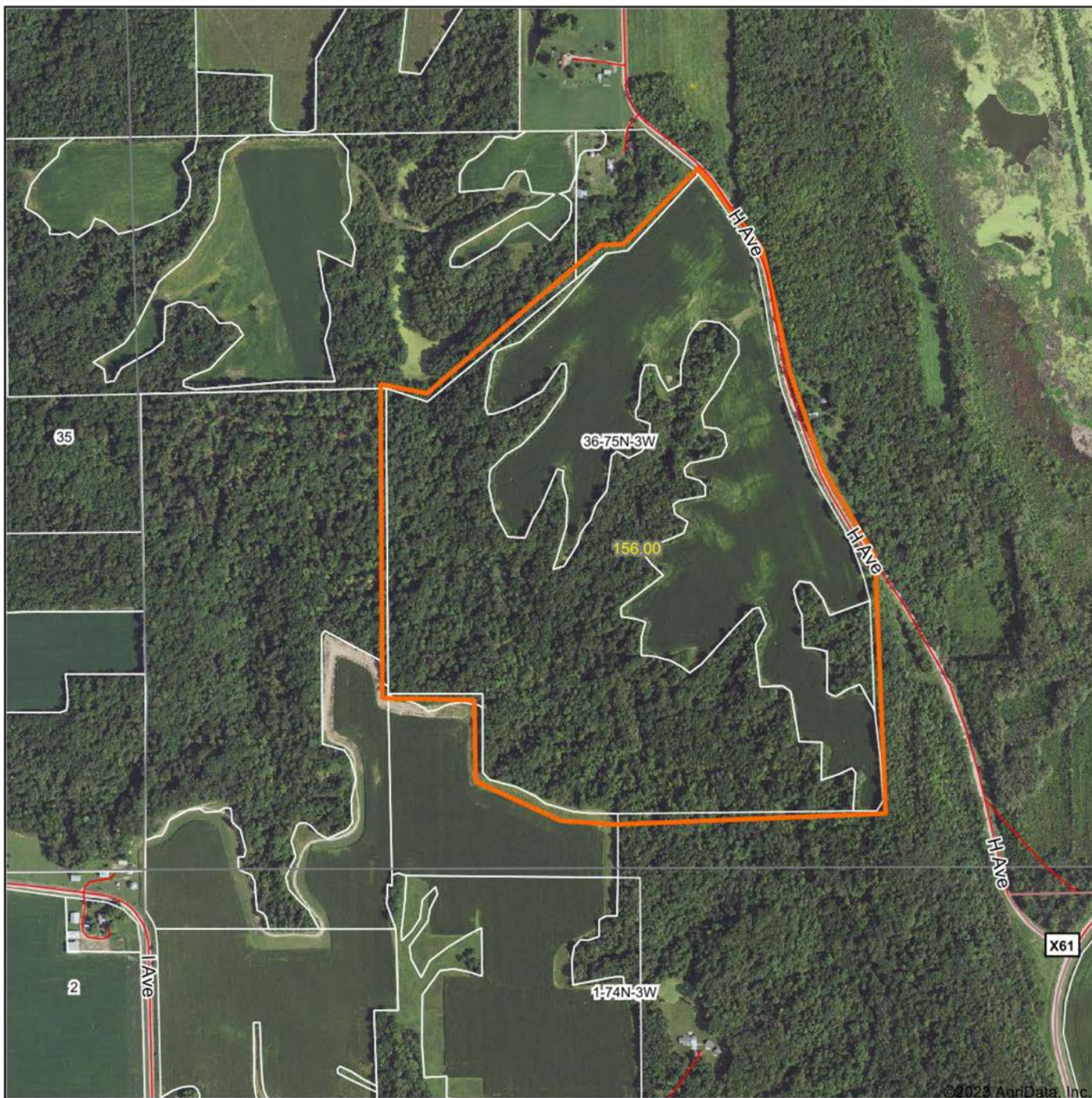


# TRAIL CAM PICTURES

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# AERIAL MAP



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Map Center: 41° 15' 7.12, -91° 9' 2.11



**36-75N-3W**  
**Louisa County**  
**Iowa**



3/21/2023



Maps Provided By:

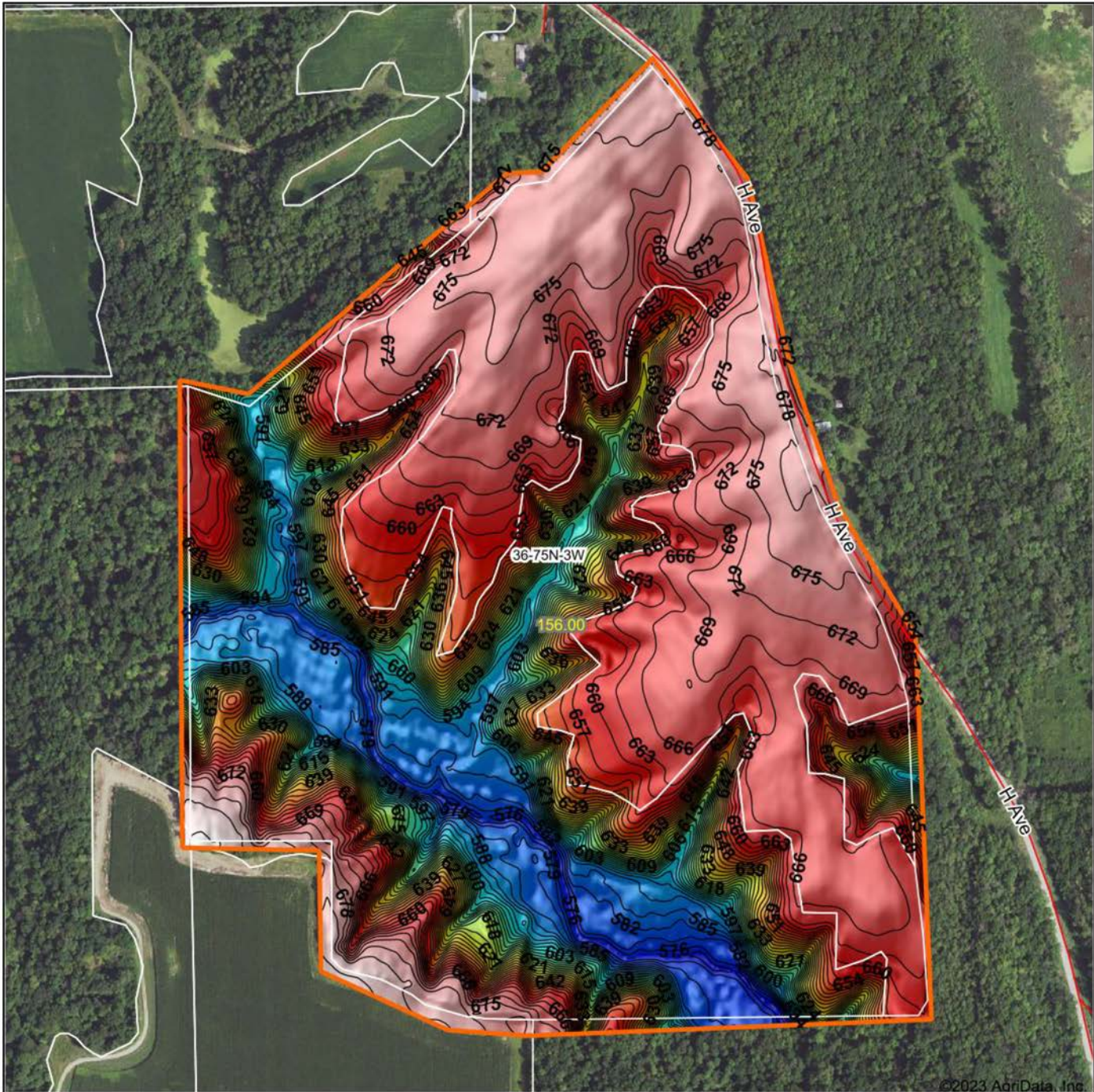


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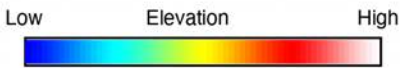
Field borders provided by Farm Service Agency as of 5/21/2008



# HILLSHADE MAP



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Source: USGS 3 meter dem  
 Interval(ft): 3  
 Min: 571.1  
 Max: 687.9  
 Range: 116.8  
 Average: 645.3  
 Standard Deviation: 31.86 ft



3/21/2023

**36-75N-3W**  
**Louisa County**  
**Iowa**

map center: 41° 15' 7.12, -91° 9' 2.11



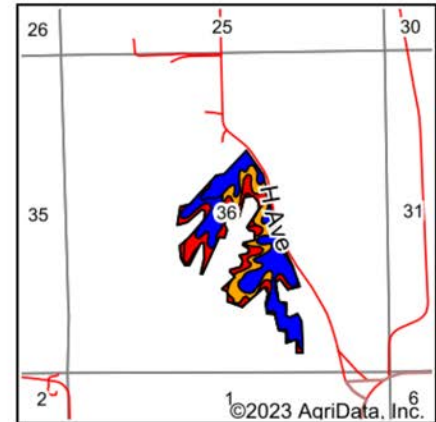
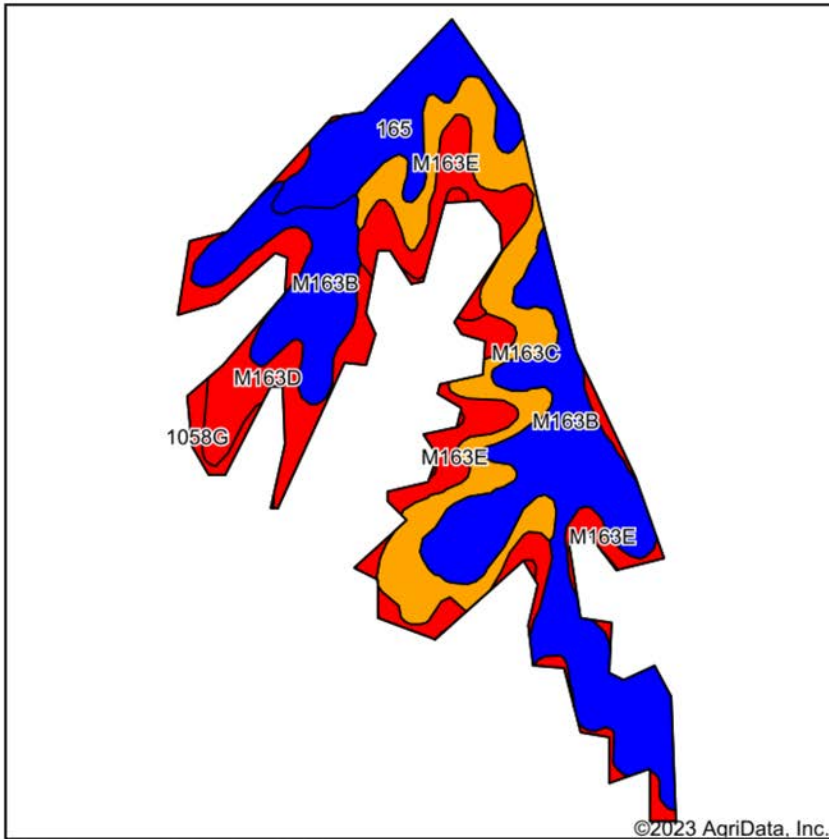
Maps Provided By:

**surety**  
 CUSTOMIZED ONLINE MAPPING

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

# SOIL MAP



State: **Iowa**  
 County: **Louisa**  
 Location: **36-75N-3W**  
 Township: **Grandview**  
 Acres: **57.13**  
 Date: **3/21/2023**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IA115, Soil Area Version: 26

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
M163B	Fayette silt loam, till plain, 2 to 5 percent slopes	22.45	39.3%	[Blue]	Ile	0.0	0.0	84		88	88	78
M163C	Fayette silt loam, till plain, 5 to 9 percent slopes	11.65	20.4%	[Yellow]	IIle	0.0	0.0	79		86	86	77
M163E	Fayette silt loam, till plain, 14 to 18 percent slopes	8.49	14.9%	[Red]	IVe	0.0	0.0	39		75	75	63
M163D	Fayette silt loam, till plain, 9 to 14 percent slopes	6.55	11.5%	[Red]	IIle	0.0	0.0	50		80	80	70
165	Stronghurst silt loam, 0 to 2 percent slopes	6.39	11.2%	[Blue]	Iw	220.8	64.0	86	90	95	95	92
1058G	Douds-Lindley loams, 25 to 40 percent slopes	1.60	2.8%	[Red]	VIIe	88.0	25.5	6	5	28	28	16
<b>Weighted Average</b>						<b>2.64</b>	<b>27.2</b>	<b>7.9</b>	<b>70.4</b>	<b>*n 83.8</b>	<b>*n 83.8</b>	<b>*n 74.5</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.

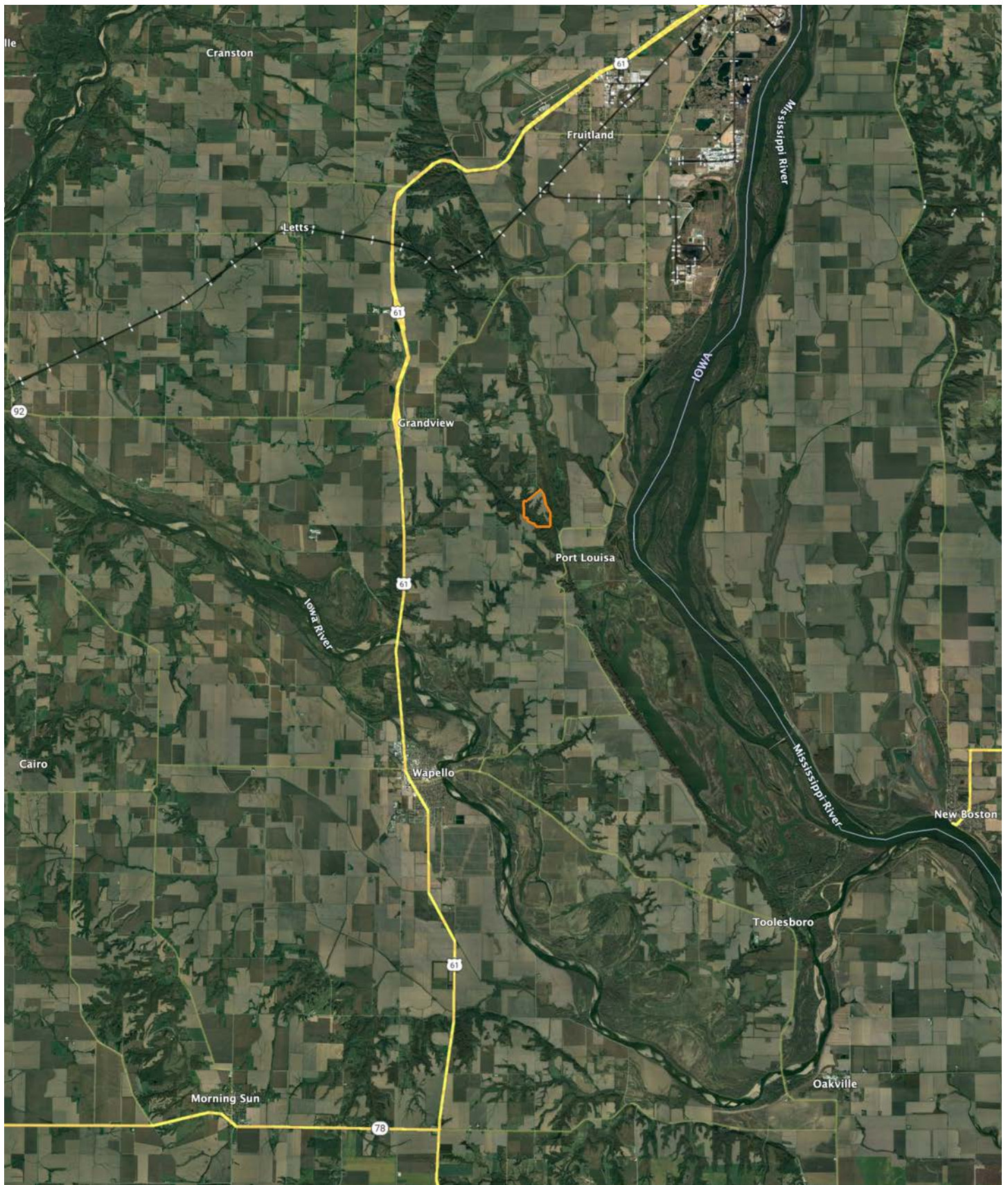
\*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

\*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

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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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