

MIDWEST LAND GROUP PRESENTS

33 ACRES IN

UNION COUNTY IOWA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SPECTACULAR BUILD SITE ON BLACKTOP WITH HUNTING AND RECREATIONAL VALUE

Midwest Land Group is pleased to present this beautiful 33 +/- acre farm in Union County Iowa. The farm is located on blacktop and has one of the most breathtaking views of any farm. One could build your dream home and position it so your back porch/deck would take in the warm southern sun and incredible sunsets. There are hundreds of acres of prime bedding habitat to the west and southwest. If you're into deer hunting, 8 +/- acres could be put into food plots and with a couple of strategically placed tower stands, you would capitalize on drawing all the neighboring deer onto your food plots. The farm also has a large stocked

pond and is only a short 15 minute drive time to Three Mile Lake and Twelve Mile Lake, where you can fish and boat with family and friends. If you're in the market for a prime deer hunting farm, a place to hang out and get away from the hustle and bustle of city life, or looking to move to the country and build your dream home on top of the hill, this farm checks all the boxes and more! These smaller and more affordable farms are very hard to find! If you have any questions or would like a private viewing of this incredible farm, please don't hesitate to call the listing agent.



PROPERTY FEATURES

PRICE: **\$279,000** | COUNTY: **UNION** | STATE: **IOWA** | ACRES: **33**

- 50 minutes south of West Des Moines, Iowa
- 1 mile south of Thayer, Iowa
- 8 +/- acres tillable
- 50.1 Csr2
- Gorgeous hilltop build site
- Breathtaking views in every direction
- Secluded and private/peaceful
- No gravel and dust
- Blacktop road
- Setting sun and southern views off back porch/deck
- Stocked pond
- Excellent deer, turkey, and pheasant hunting
- Excellent genetics to produce world-class deer
- Lots of warm grasses with cedars and a southern slope
- Great access for the prevailing westerly winds
- Hiking, ATVs, and horse enthusiasts
- Hundreds of acres of premium deer habitat to the west
- Located only 15 minutes from Three Mile Lake and Twelve Mile Lake for all your boating needs
- Shown by appointment only
- Must be pre-approved



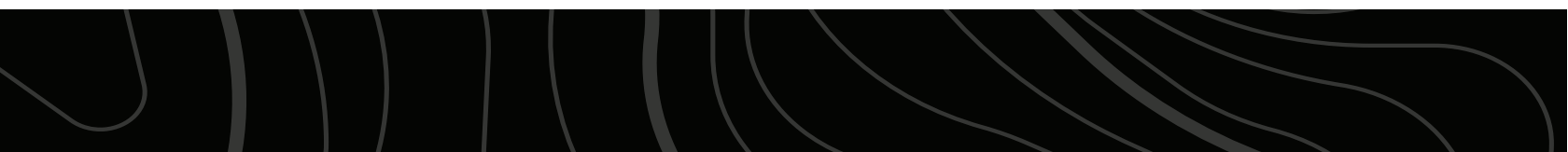
33 +/- ACRES



STOCKED POND



HILLTOP BUILD SITE WITH VIEWS



DEER HUNTING



AERIAL MAP



Boundary Center: 41° 0' 38.08, -94° 2' 43.41



26-72N-28W
Union County
Iowa



2/7/2024



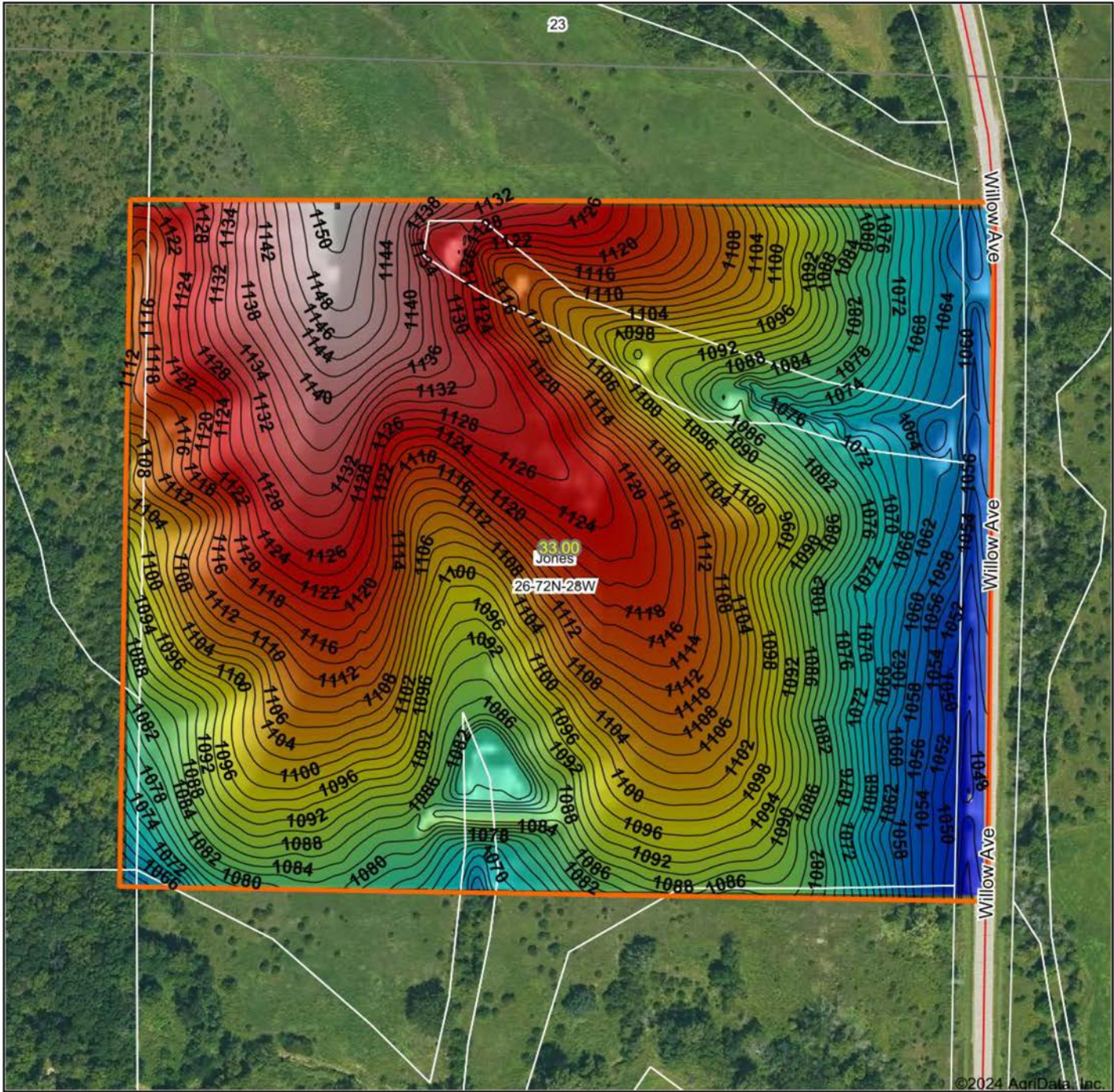
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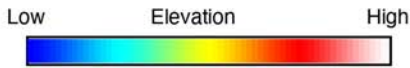
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Field borders provided by Farm Service Agency as of 5/21/2008.

HILLSHADE MAP



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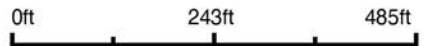
Maps Provided By:



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

Source: USGS 3 meter dem
 Interval(ft): 2
 Min: 1,043.3
 Max: 1,151.6
 Range: 108.3
 Average: 1,100.3
 Standard Deviation: 24.11 ft

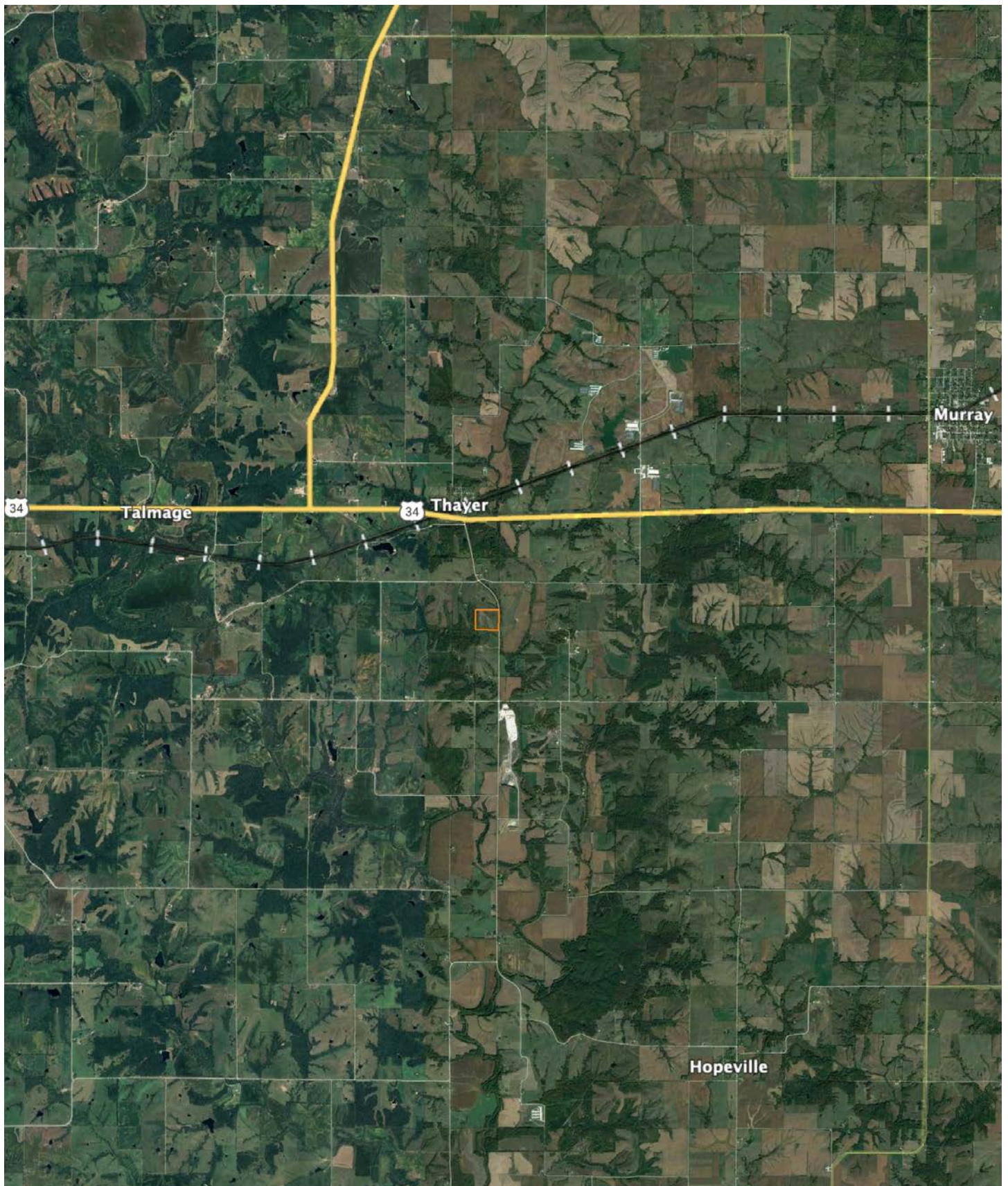


2/7/2024

26-72N-28W
Union County
Iowa

Boundary Center: 41° 0' 38.08, -94° 2' 43.41

OVERVIEW MAP



AGENT CONTACT

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.



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