

MIDWEST LAND GROUP PRESENTS



DELAWARE COUNTY, IA

14 ACRES



MidwestLandGroup.com

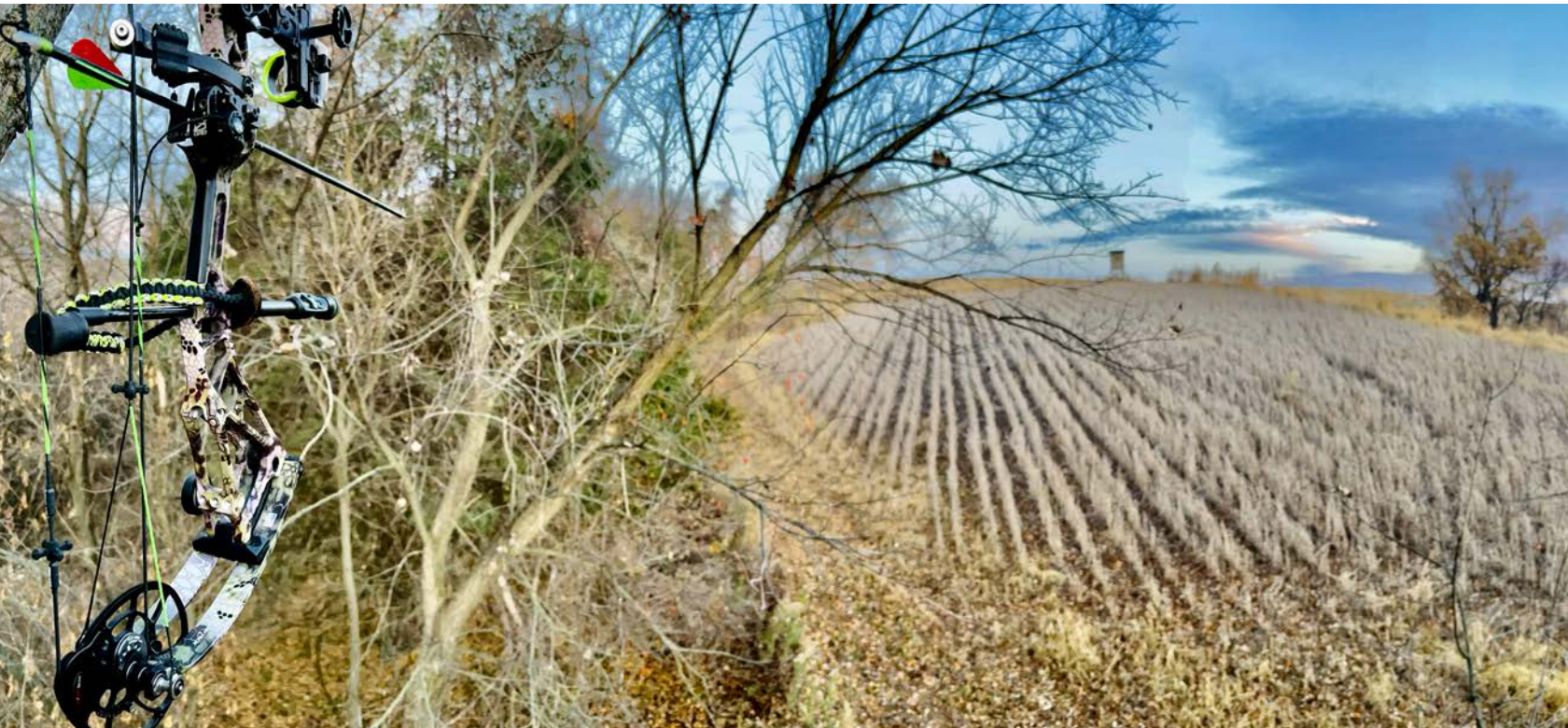
MIDWEST LAND GROUP IS HONORED TO PRESENT

INCREDIBLE 14 +/- ACRE RECREATIONAL FARM NEAR A TROUT STREAM

Has the thought of owning an Iowa property with trophy whitetails near a trout stream ever crossed your mind? Check out this incredible 14 +/- acre property in Delaware County! The photos will speak for themselves! This is that small tract with mega whitetail potential that everyone is after. Want a place to build a cabin or potentially an Airbnb? This property has an excellent build site with great views and is within walking distance to one of Iowa's most beautiful trout streams in all of northeast Iowa, Fountain Springs. Crush a cup of coffee, enjoy the turkeys gobbling, and go knock out the Iowa slam (brook, brown, and rainbow trout). The seller has done a tremendous job maintaining this property and

has it set up for trophy whitetails. Several established food plots are in place and there is a nice mix of corn, beans, and green plots to fill the appetite from season to season. Apple trees and evergreen screenings have been planted recently. There is a large tract of CRP to the northwest that feeds this property with whitetails and a large population of pheasants.

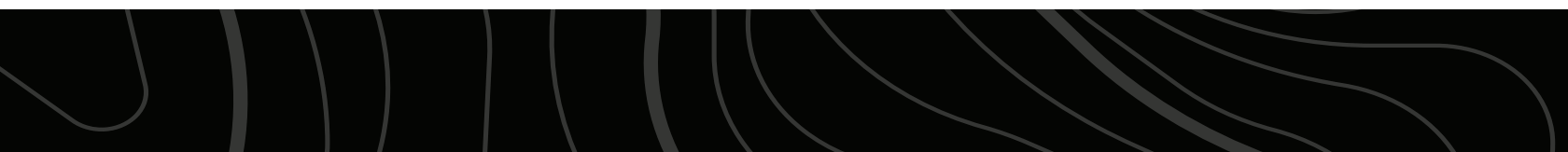
This is that small affordable farm that everyone is after. Don't miss your opportunity at this tremendous property in Iowa's driftless region! Call Kyle Steinfeldt with Midwest Land Group at (641) 485-7909 for more information and to tour this beautiful property today!



PROPERTY FEATURES

PRICE: **\$195,000** | COUNTY: **DELAWARE** | STATE: **IOWA** | ACRES: **14**

- Fountain Springs trout stream nearby
- Established food plots
- 1 tower stand included
- Turkey hunting
- Pheasant hunting
- Trophy whitetails
- Great access
- Great views
- Tremendous build spot
- Electricity at the road
- Taxes: \$98
- Tree plantings
- Documented deer history



TREMENDOUS BUILD SPOT

Want a place to build a cabin or potentially an Airbnb? This property has an excellent build site with great views and is within walking distance to one of Iowa's most beautiful trout streams in all of northeast Iowa, Fountain Springs.



ESTABLISHED FOOD PLOTS



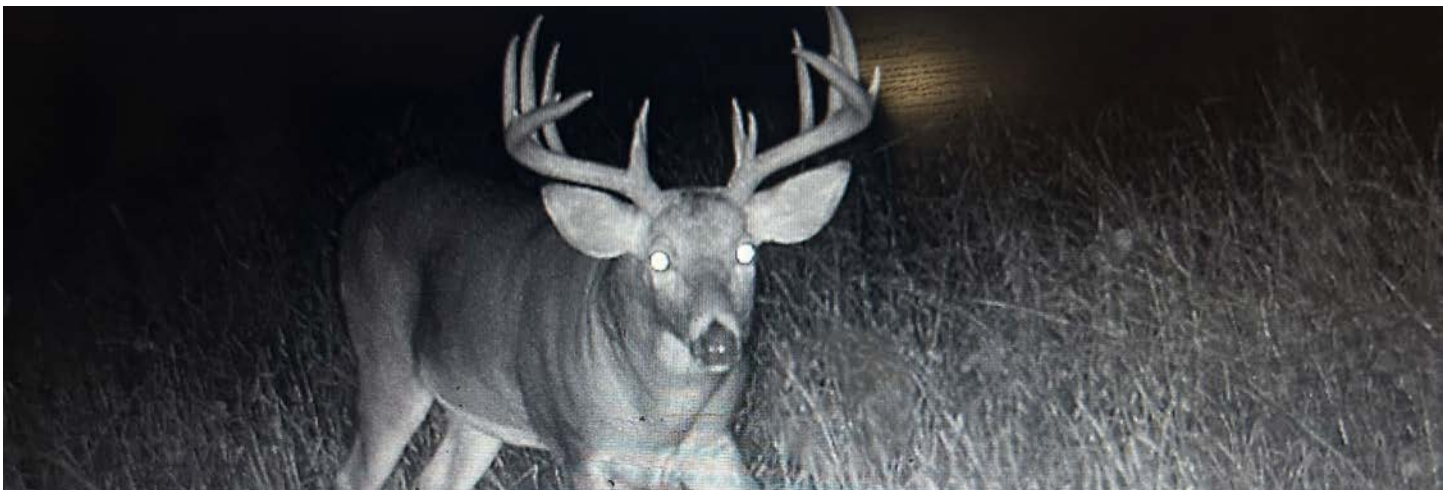
1 TOWER STAND INCLUDED



TREE PLANTINGS



TROPHY WHITETAILS



TRAIL CAM PHOTOS



AERIAL MAP



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Boundary Center: 42° 36' 25.39, -91° 19' 34.92

0ft 230ft 459ft



Maps Provided By:



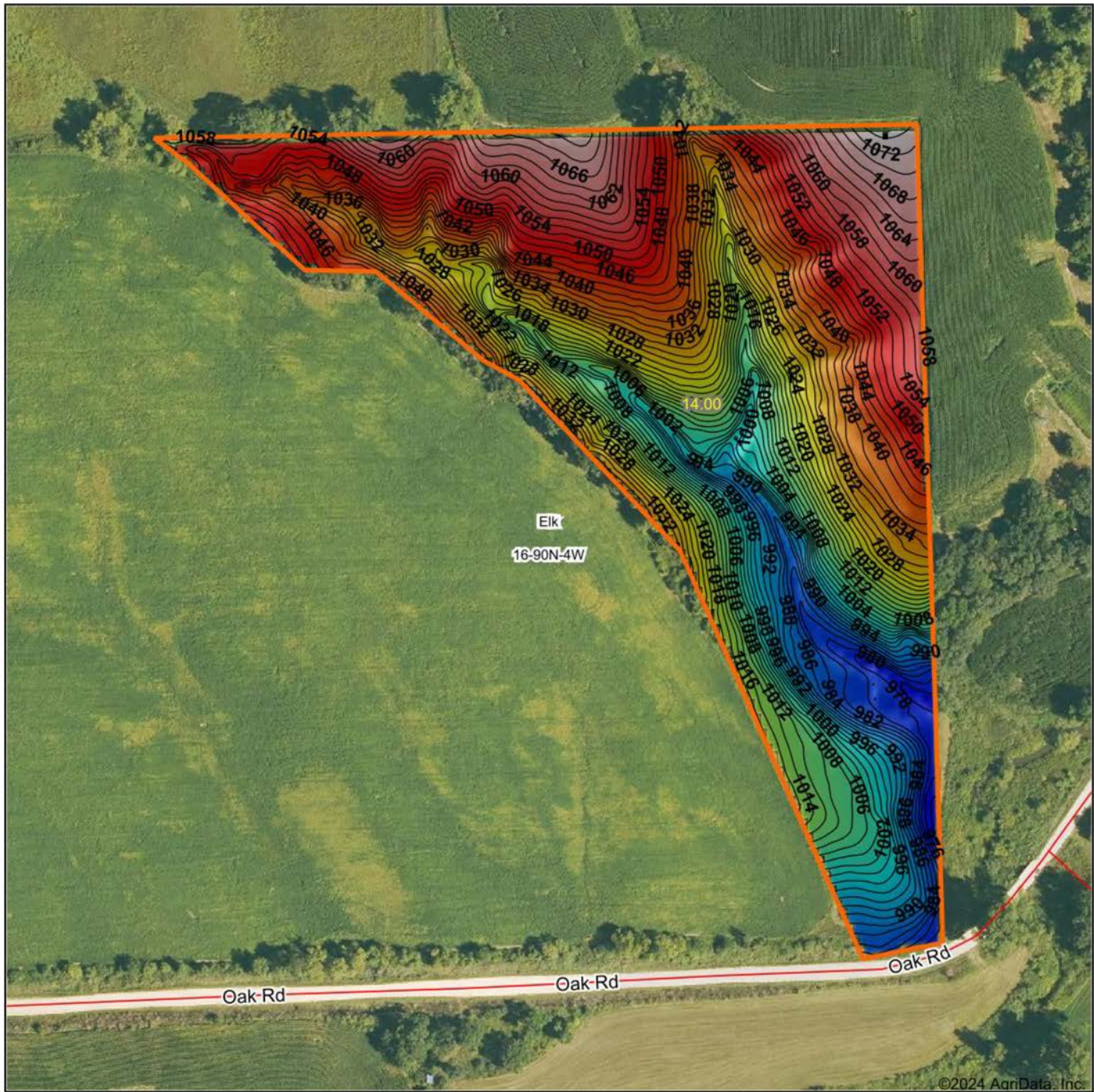
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16-90N-4W
Delaware County
Iowa

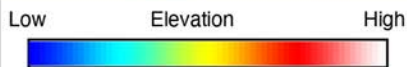


3/8/2024

TOPOGRAPHY MAP



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Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Source: USGS 3 meter dem
 Interval(ft): 2
 Min: 973.6
 Max: 1,075.4
 Range: 101.8
 Average: 1,027.6
 Standard Deviation: 24.64 ft

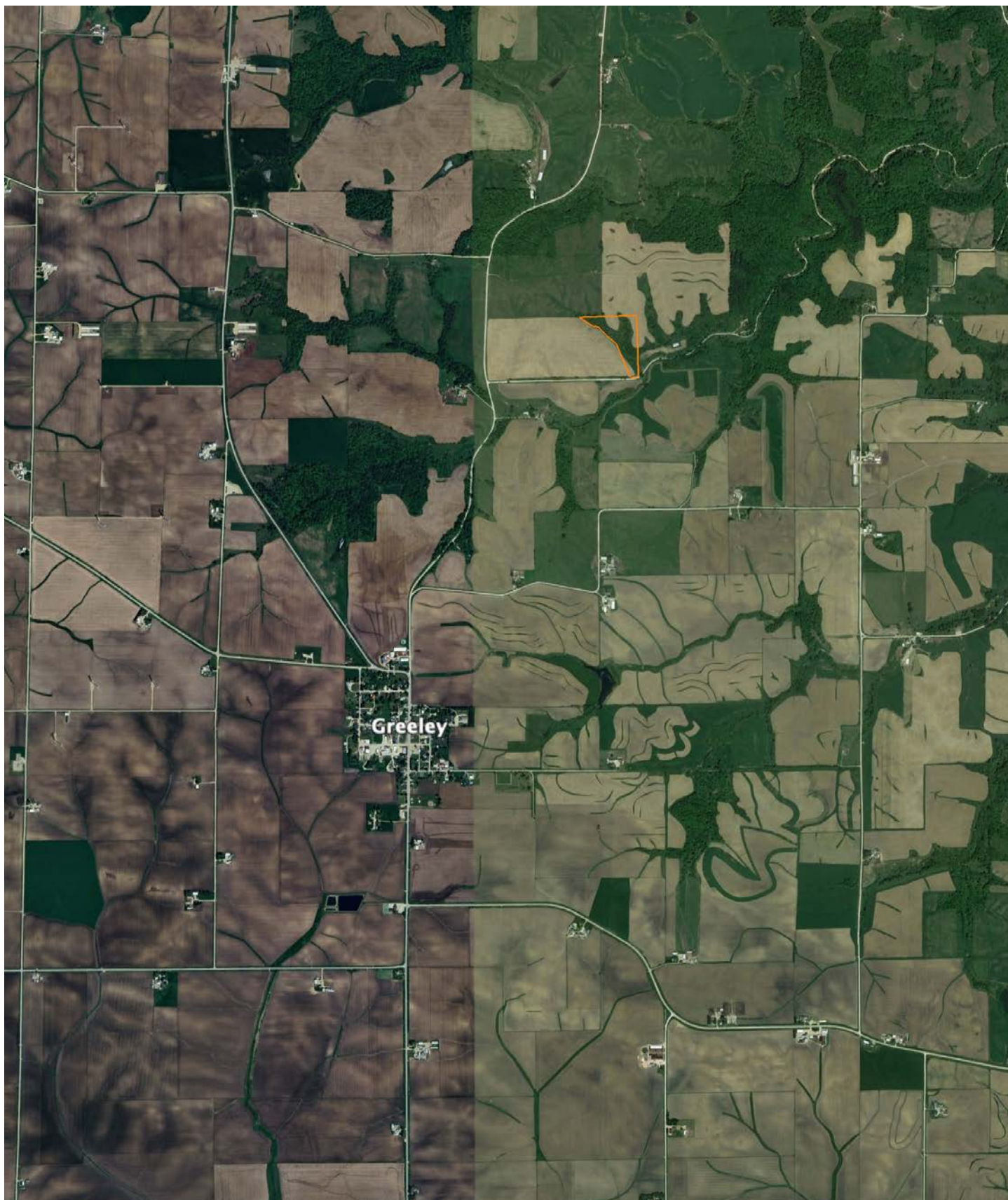


3/8/2024

16-90N-4W
Delaware County
Iowa

Boundary Center: 42° 36' 25.39, -91° 19' 34.92

OVERVIEW MAP



AGENT CONTACT

Kyle Steinfeldt's deep-rooted passion for the outdoors extends beyond the woods and water where he grew up in small town Iowa. Motivated and driven to succeed, Kyle uses his strong work ethic, professionalism, quiet confidence, and customer service skills to help his clients connect with other buyers and sellers and achieve their goals, often exceeding their expectations. Kyle's expertise in land values and market knowledge of both tillable tracts and recreational farms reaches a wide span across the entire state of Iowa including north central Iowa where his family farms several hundred acres.

Kyle also enjoys spending time in southern Iowa, where he likes to hunt, fish farm ponds, and manage family-owned farms for turkeys and giant whitetails. Kyle graduated high school in Eldora and earned a BA in Business Administration from Wartburg College in Waverly. His past career in sales had him working for several outdoor brands as a Senior Product/Sales Manager in the fishing tackle industry where he developed new products and brought new fishing tackle to market.

Kyle's passion for fishing has taken him across the country to chase walleye, smallmouth, and crappie recreationally and competitively. He's earned top honors in several national level tournaments since 2013 when he and his tournament partner won the Bass Pro Shop's Crappie Master's National Championship. Kyle lives on an acreage near Riverside with his wife, Ashley Steinfeldt, and three border collies Concho, Jig, and Cinch. If you're in the market to buy or sell, give Kyle a call to experience the Midwest Land Group difference and pursue your real estate goals today!



KYLE STEINFELDT, LAND AGENT
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