

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

WAYNE COUNTY IOWA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

EXCELLENT BUILDING SITE WITH RECREATIONAL AND HUNTING VALUE

Midwest Land Group is proud to present this beautiful Wayne County 40 +/- acre farm located just 2 miles east of Clio, Iowa. Once on the farm, you will realize this is a premium farm with beautiful views of the rolling hillsides along with an incredible build site. The build site sits high on the hill and the back porch/deck would look to the west for amazing sunsets. The higher elevations give you a great view of the entire farm! Private, quiet, and peaceful are the best words to describe this gem of a farm. While out on the farm taking pictures we saw two big tom turkeys and more than a dozen deer out and about with very little to no car traffic. If you're in the market to build your getaway cabin, pole shed, or

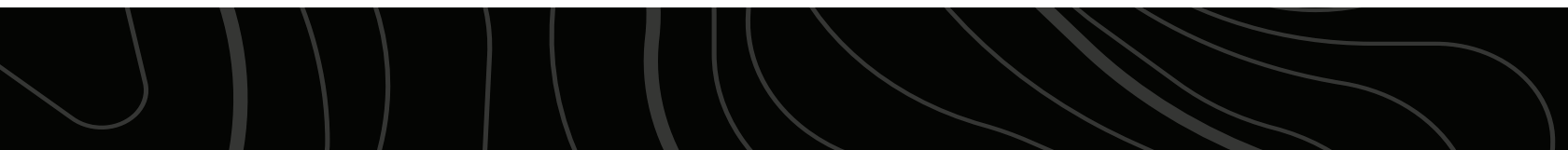
even your dream home, this farm would meet all your needs. The rural water and electricity run along the ditch, making utilities a breeze to hook up. If you are a hunter, this farm is perfect for that! Preferred access from the east, great deer habitat, running creek, and tillable ground to plant your food plots to attract the big bucks that live in the area. If you're looking for a great investment farm, a place to get away from the urban lifestyle, or just a place to hunt big southern Iowa bucks this farm absolutely checks all the boxes and more! Call Dennis Williams for your personal tour of this beautiful farm.



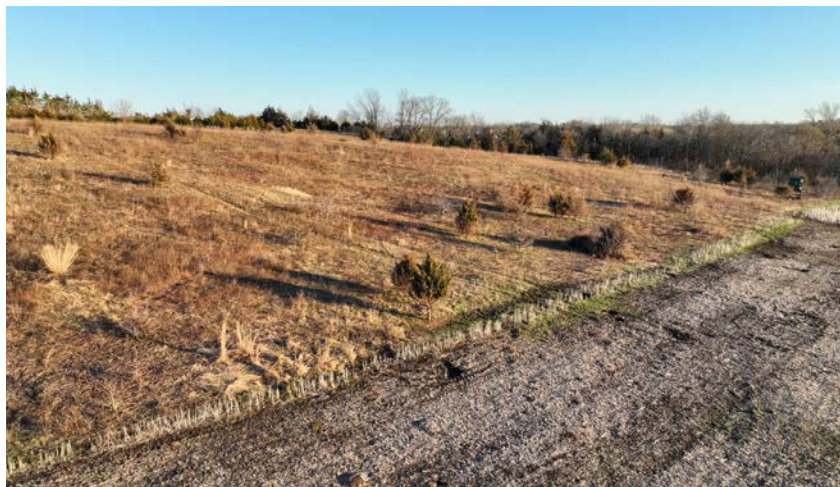
PROPERTY FEATURES

PRICE: **\$249,000** | COUNTY: **WAYNE** | STATE: **IOWA** | ACRES: **40**

- 2 miles east of Clio, Iowa
- 1 hour and 20 minutes from Des Moines, Iowa
- 39.65 acres
- 11 +/- tillable acres
- Beautiful building site
- Amazing views off the back porch/deck of the setting sun
- Excellent hunting and recreational value
- Preferred east access for prevailing westerly winds
- Wildlife galore
- Deer and turkeys
- Excellent genetics
- Rolling hills
- Private, quiet, and peaceful
- Hobby farm
- Running stream through middle of property
- Investment opportunities
- 1/4 mile of gravel only
- Rural water and electricity along road
- Must be pre-approved
- Call listing agent for your private showing



39.65 ACRES



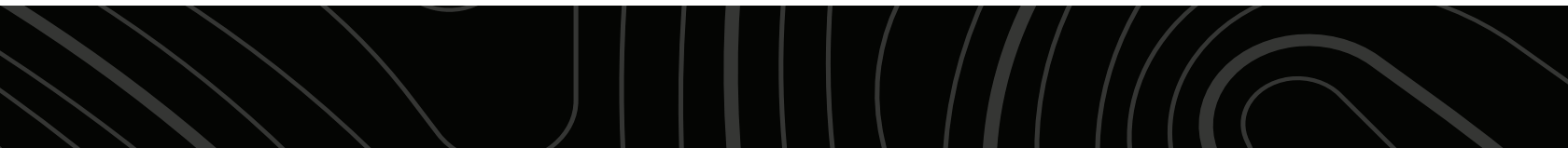
RUNNING STREAM



BEAUTIFUL BUILDING SITE



ROLLING HILLS



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 40° 37' 56.17, -93° 24' 54.2

0ft 292ft 583ft



Maps Provided By:



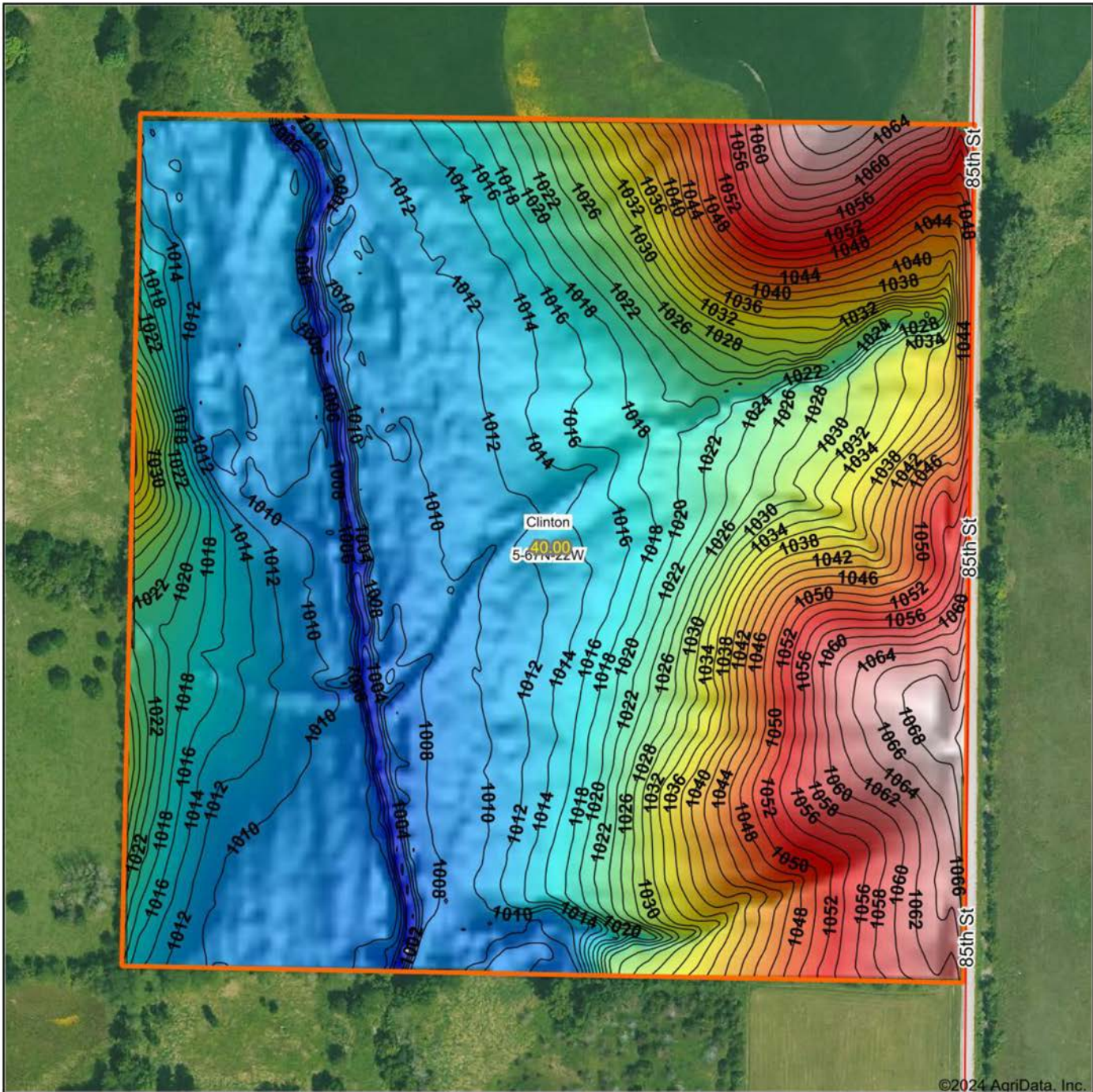
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5-67N-22W
Wayne County
Iowa

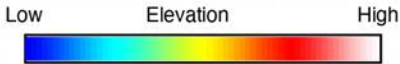


2/16/2024

HILLSHADE MAP



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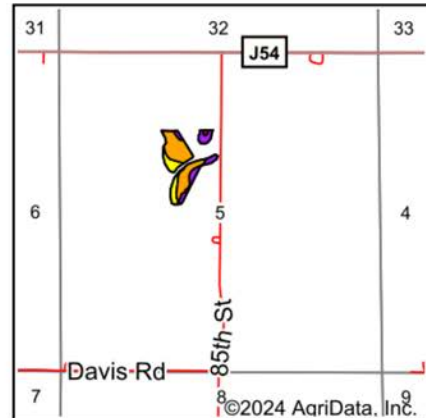
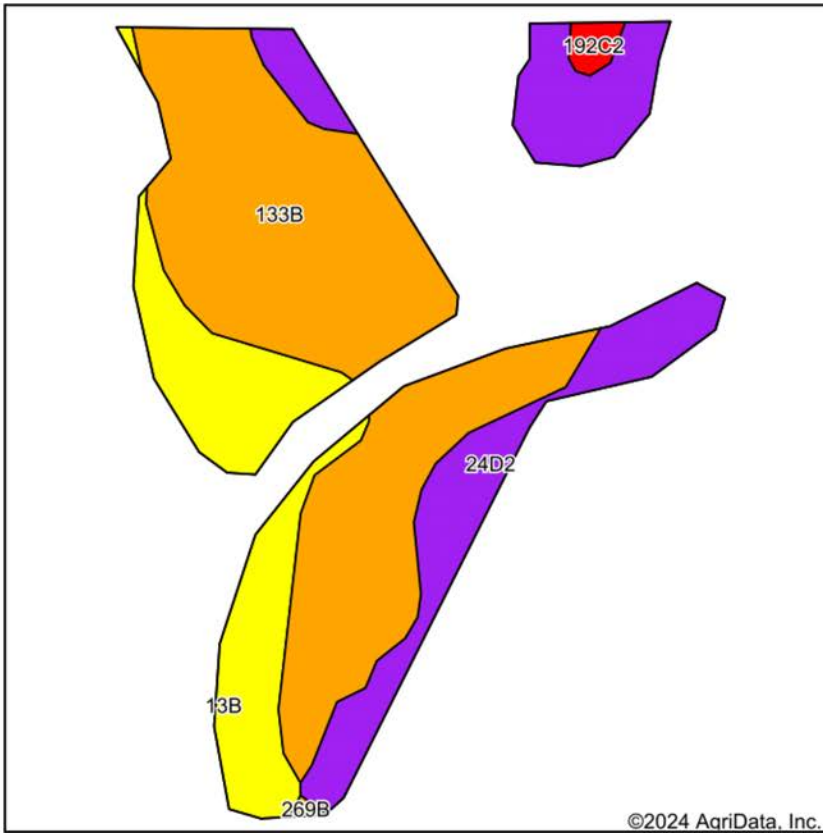
Source: USGS 3 meter dem
 Interval(ft): 2
 Min: 998.7
 Max: 1,070.9
 Range: 72.2
 Average: 1,025.2
 Standard Deviation: 17.81 ft



5-67N-22W
Wayne County
Iowa

Boundary Center: 40° 37' 56.17, -93° 24' 54.2

SOIL MAP



State: **Iowa**
 County: **Wayne**
 Location: **5-67N-22W**
 Township: **Clinton**
 Acres: **11.17**
 Date: **2/16/2024**







Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA185, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	
133B	Colo silty clay loam, heavy till, 2 to 5 percent slopes, rarely flooded	6.17	55.2%		Ilw	196.8	57.1	80	95	95	83	
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	2.62	23.5%		Ille	168.0	48.7	51	70	70	54	
13B	Zook-Olmitz-Vesser complex, 0 to 5 percent slopes	2.26	20.2%		Ilw	200.0	58.0	68	77	70	74	
192C2	Adair clay loam, heavy till, 5 to 9 percent slopes, moderately eroded	0.12	1.1%		Ille	137.6	39.9	29	66	66	46	
Weighted Average						2.25	190.1	55.1	70.2	*n 85.2	*n 83.8	*n 74

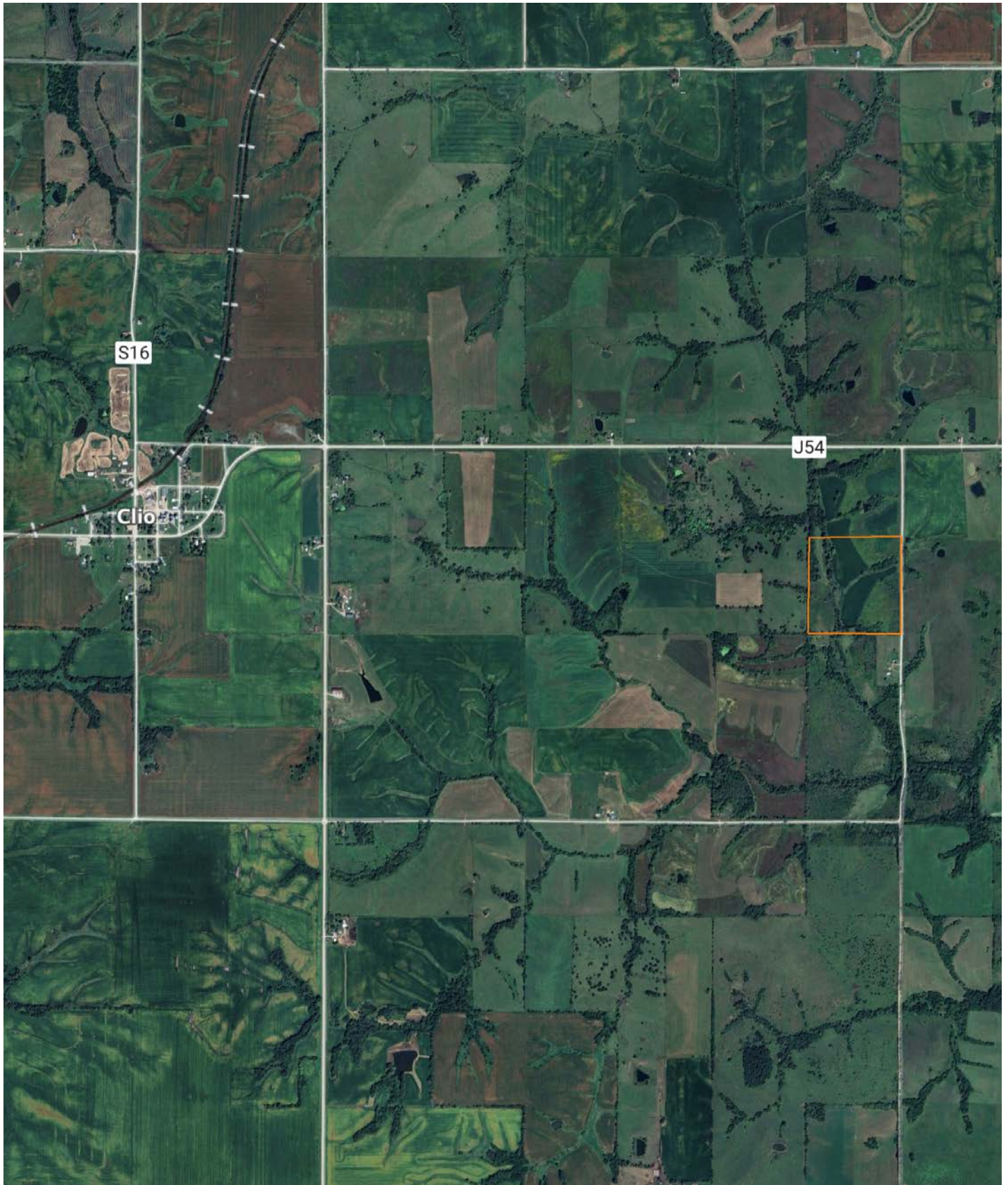
**IA has updated the CSR values for each county to CSR2.

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

**IA has updated the CSR values for each county to CSR2.*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.*c: Using Capabilities Class Dominant Condition Aggregation Method

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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