

MIDWEST LAND GROUP PRESENTS

164 ACRES IN

FREMONT COUNTY IOWA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

LOESS HILLS SANCTUARY IN SOUTHWEST IOWA

Nestled in Southwest Iowa's coveted Loess Hills, west of Sidney, this 164 +/- acre farm is teeming with potential. For the developer or builder, this property has a great access road leading to the centrally located fishing pond that would make a great centerpiece for a new acreage development. The rolling hills offer many options to subdivide, each lot with phenomenal hilltop views to build on.

For the outdoor enthusiast, this farm has hardly been hunted in the last few decades and has a well-established population of deer and turkeys, including some great Iowa bucks. Once over the first hill, total seclusion, with no neighbors in sight, provides wildlife with great bedding opportunities. Towards the back

of the farm, a deep spring-fed pond is loaded with natural structure, making for great fishing, as well. You can catch master angler bass and bluegill, plus the occasional crappie. Plenty of hardwood timber draws and lush meadows give the local deer and turkey population ample places to travel freely, bed down, and feed. Plus, a live, spring-fed creek gives wildlife everything they need to remain on the farm. Six small kit cabins with decks would make great deer blinds and can be moved to new locations. Or, rent them out in the spring and summer, for extra income. The current owners already have an established marketing plan and client base. Large tracts with this mixture of timber and pasture are hard to find in the Loess Hills. Don't miss out on this opportunity!



PROPERTY FEATURES

PRICE: **\$1,312,000** | COUNTY: **FREMONT** | STATE: **IOWA** | ACRES: **164**

- 164 +/- acres near Sidney, IA
- Located in the coveted Loess Hills of southwest Iowa
- Less than an hour from Omaha and Lincoln
- Great location for acreage development
- Established gravel access road through most of the property
- Breathtaking views from multiple high points
- Rolling hills with lush pastures
- Thick hardwood timber draws
- Thriving deer and turkey population
- Minimal hunting pressure in the last few decades
- Stocked spring-fed pond with bass, bluegill, and crappie
- 6 kit cabins for glamping adventures or great deer blinds
- Established trail system throughout the property
- Spring-fed creek provides year-round water for livestock or wildlife



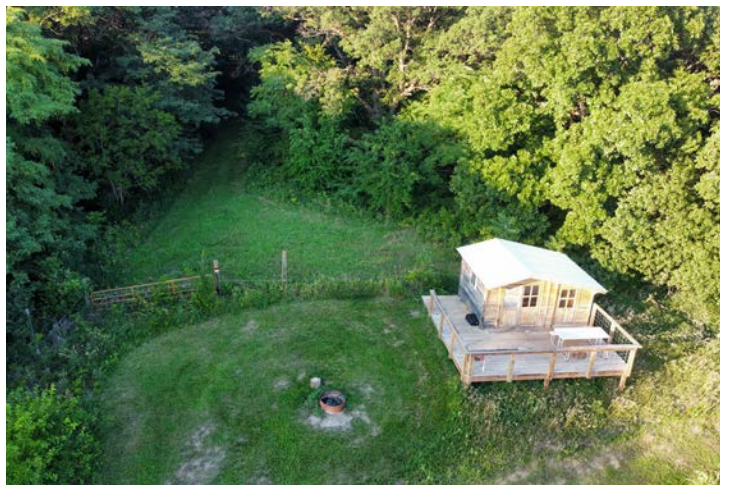
164 +/- ACRES



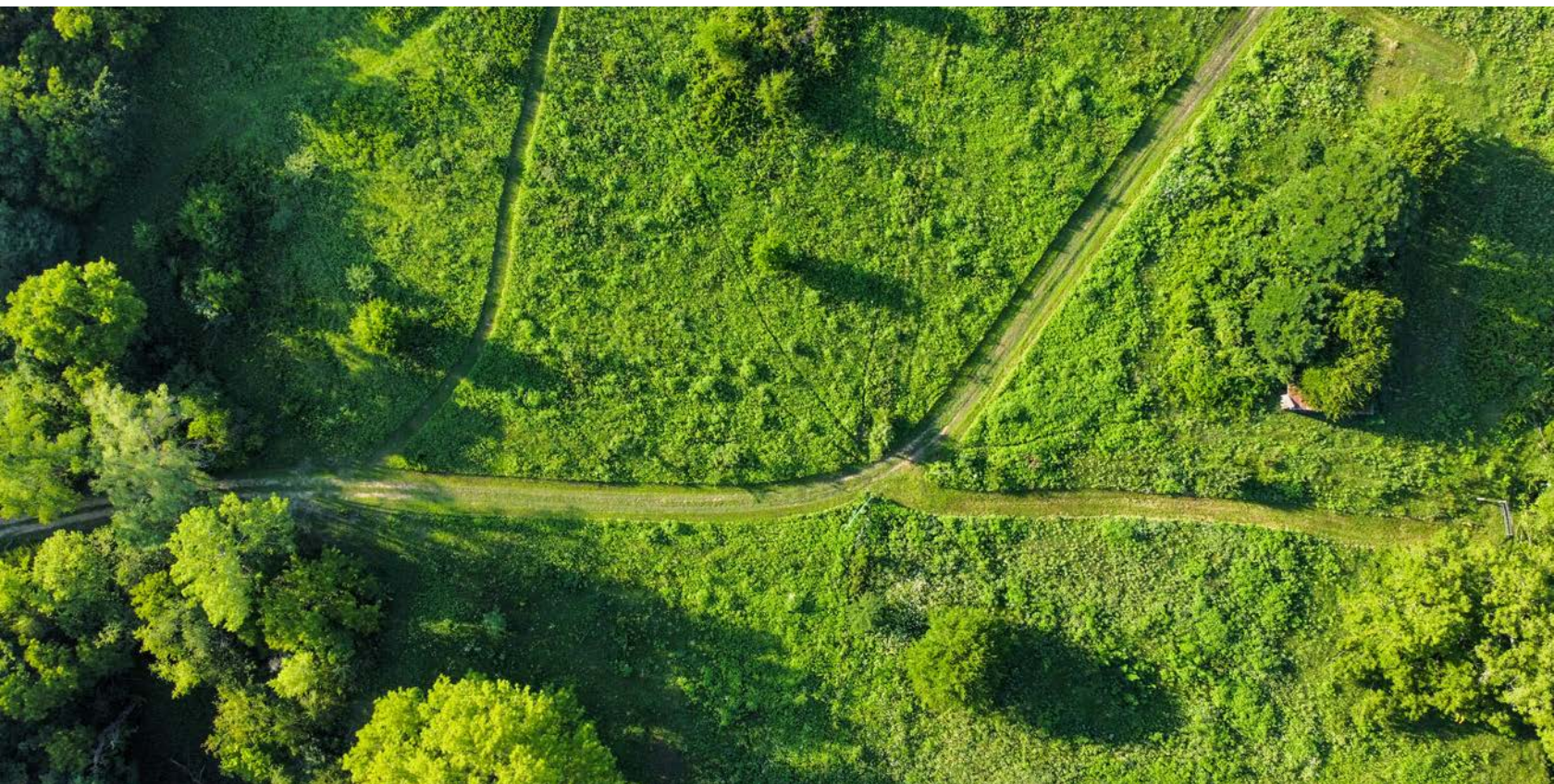
STOCKED SPRING-FED POND



6 KIT CABINS



ESTABLISHED TRAIL SYSTEM



TRAIL CAM PICTURES



AERIAL MAP



Maps Provided By:



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Boundary Center: 40° 45' 15.52, -95° 42' 13.25

29-69N-42W
Fremont County
Iowa

0ft 859ft 1717ft



5/16/2024

TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 3 meter dem

Interval(ft): 5.0

Min: 1,002.0

Max: 1,168.1

Range: 166.1

Average: 1,077.8

Standard Deviation: 39.86 ft

0ft 795ft 1589ft

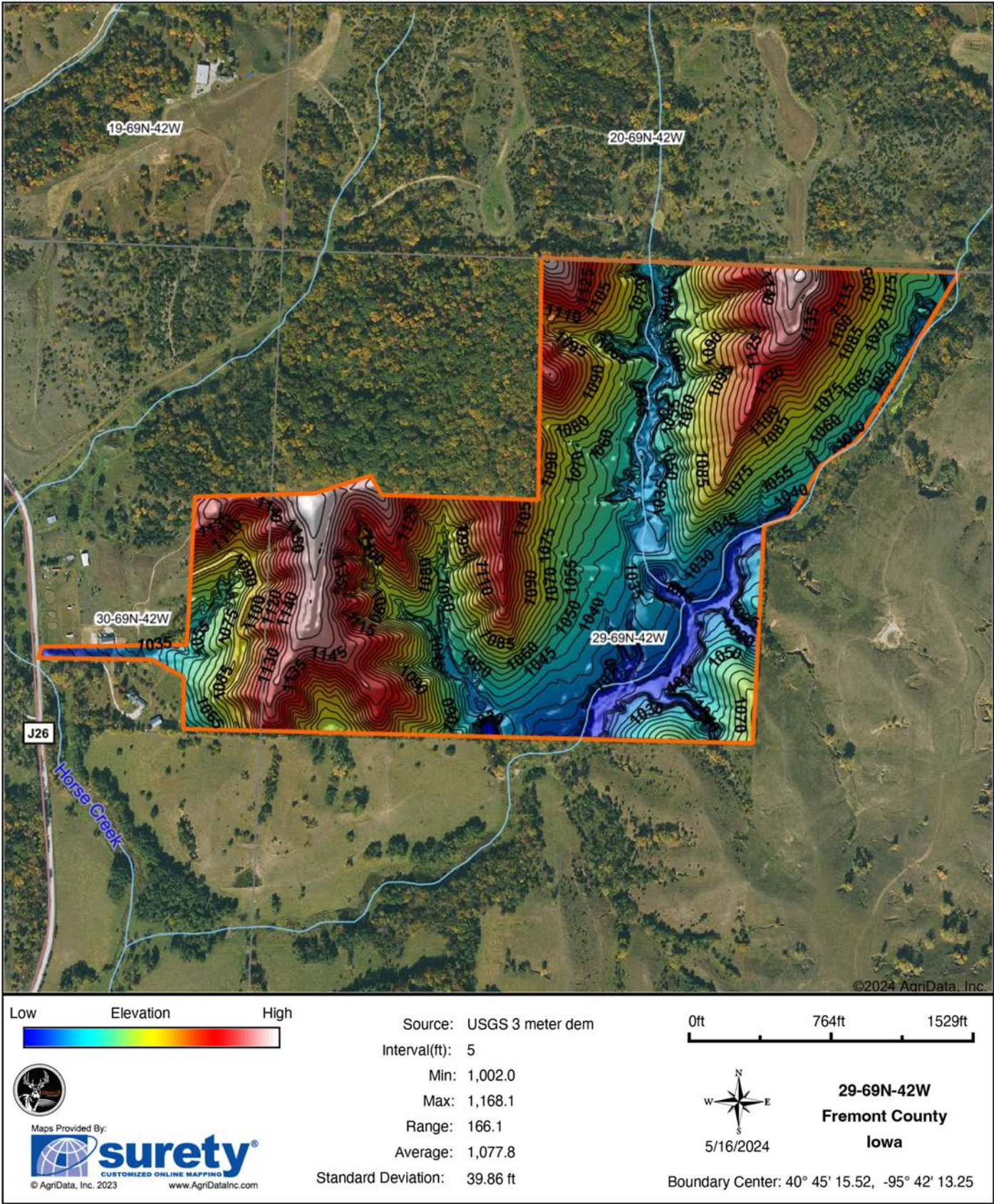


5/16/2024

29-69N-42W
Fremont County
Iowa

Boundary Center: 40° 45' 15.52, -95° 42' 13.25

HILLSHADE MAP



OVERVIEW MAP



AGENT CONTACT

Jake Crnkovich loves the outdoors. From farming and ranching to serious trophy hunting and management practices, Jake's experiences have set him up to be a model land agent. His outdoor career started by managing the Archery and Hunting Shop at Scheels. From there, he took a sales position with an outdoor and ag equipment company before finally becoming a land agent. At Midwest Land Group, Jake is able to bring his knowledge and passion for the outdoors to the very people who seek it. Raised in Ashland, between Omaha and Lincoln on the Platte River, Jake went to Ashland-Greenwood High School and the University of Nebraska at Lincoln. Today, he lives in Ashland with his wife, Nicole, their two daughters, Mackenna and Natallie, and three dogs.

When not building selling land, Jake enjoys spending time bowhunting, waterfowl hunting, competing in archery and bowfishing tournaments, fishing, airboating, dog training, camping, and enjoying sports with his family. A member of Ducks Unlimited, Bowfishers of Nebraska, Bowfishing Association of America, Nebraska Bowhunters Association, and the Sportsman's Alliance, Jake is an expert at precision bow tuning (from setup to shooter training) and excels at dissecting properties to find the best usage for the different seasons. With his diverse background in sales and customer service, Jake is able to quickly relate and cater to anyone who shares his passion for the outdoors. If this sounds like you, be sure to give Jake a call.



JAKE CRNKOVICH,
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