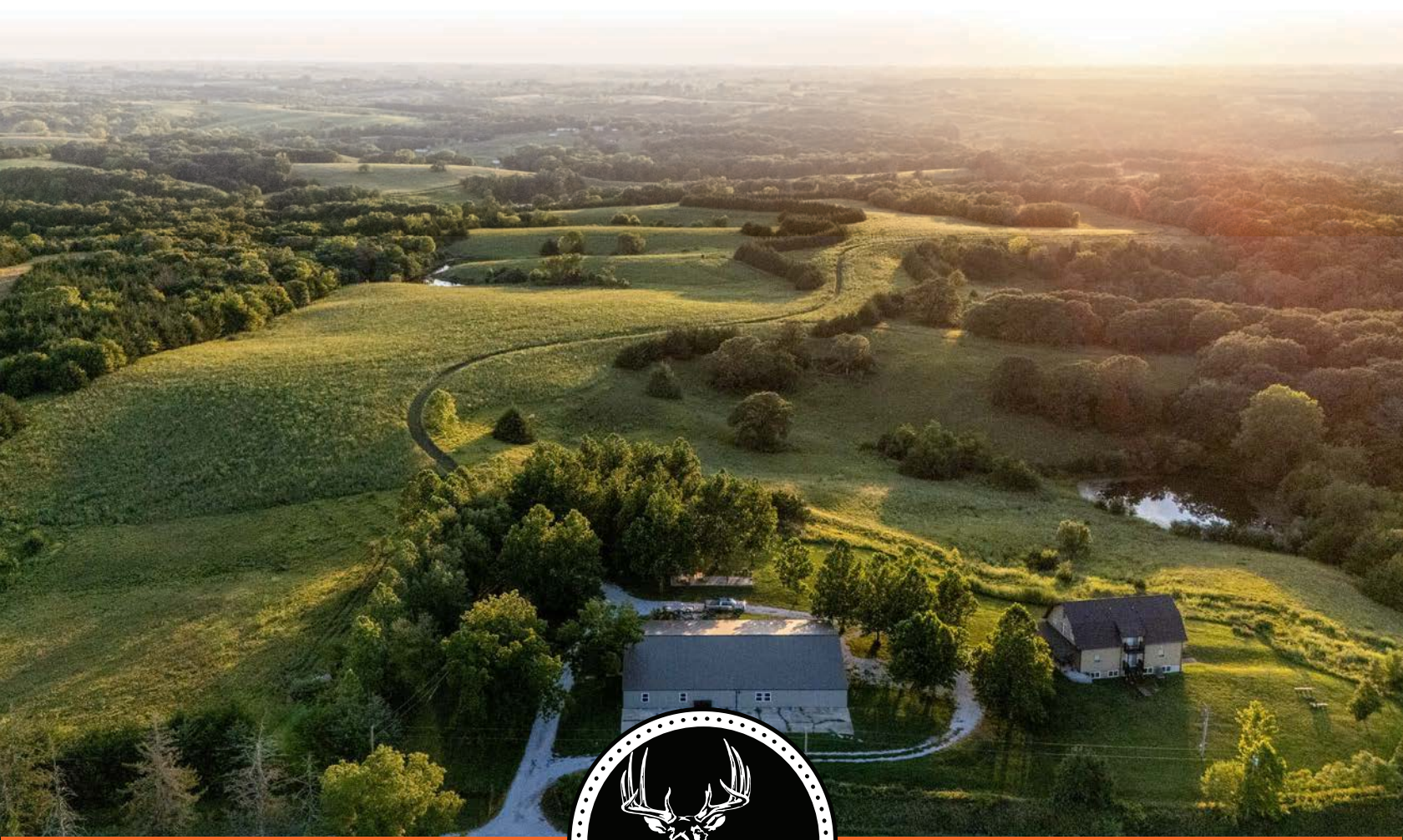


MIDWEST LAND GROUP PRESENTS

174 ACRES IN

UNION COUNTY IOWA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

EXCEPTIONAL TURN-KEY LODGE OPERATION OR PERSONAL HUNTING PROPERTY IN SOUTHERN IOWA

Discover unparalleled charm and functionality with this unique 174+/- acre property in the rolling hills of Southern Iowa. Located in Iowa deer zone 4, just 5.5 miles southeast of Afton, Iowa in Union County, this estate offers a rare opportunity to own a piece of paradise. This property is a true haven for those seeking trophy deer, outstanding turkey hunting, and prime waterfowl opportunities.

Experience breathtaking views and stunning sunsets across this picturesque landscape. Explore the beautiful hardwood timber ridges, cedar draws, lush crop fields, and tillable acres. Known for its high-quality deer management practices, this property consistently produces trophy bucks. The lush forests, food plots, and strategic stand locations make it a premier destination for serious deer hunters. Enjoy exceptional turkey hunting each spring with abundant flocks and ideal terrain for successful hunts. The property's water features attract a wide variety of ducks and geese. Whether you're an experienced waterfowl hunter or just looking to enjoy the sights and sounds of migratory birds, this property offers year-round opportunities. Well-maintained trails and access points ensure ease of movement throughout the property, whether for hunting, management, or recreation. The property has been carefully managed to maximize game populations and habitat quality.

This exceptional estate features two stunning, fully furnished residences and an expansive machine shed, perfect for a variety of uses. Situated in a quiet and secluded location, this offering includes "The Barn" and "The Lodge," along with a versatile 90'x65' machine shed. Ideal for large families, retreats, or events, this estate combines rustic charm with modern amenities.

The "Barn": Constructed in 2009, is an expansive 5,100 square foot residence spanning three levels and is designed for comfort and versatility. The main level has a spacious rustic living room with a gas fireplace, a large gourmet eat-in kitchen with an island, an additional dining room with a gas fireplace, 2 bathrooms, and a laundry area. Enjoy outdoor living with two 4'x8' decks. The second floor has 4 bedrooms, each furnished with 2 twin beds and a private 3/4 bath. Two open sitting areas and two additional 4'x8' decks enhance the living space. There is a 3rd floor with walkway and additional space that could be customized as needed. The lower level is a fully finished walk-out basement with living room, poker/gaming area with sink and refrigerator, half bath, and 2 additional bedrooms, each with a private 3/4 bath. The outdoor area features a large yard with a fire pit and BBQ.

The "Lodge": Constructed in 2001, is a 3,000 square foot cedar residence offering two levels of cozy, comfortable

living. The main level has a large open living room with gas fireplace, 4 bedrooms each with private 3/4 bath, and expansive wood decks on both the north and south sides for breathtaking views. The lower level walkout has a full kitchen, dining room, additional living room with gas fireplace, and 3/4 bath. Enjoy outdoor relaxation with a fire pit, BBQ, and large seating area.

The 90'x65' machine shed features concrete floors, 200 amp service with 220 outlet and offers endless opportunities. Use it for events, storage for farming equipment, an indoor

bow range, or any other creative purpose.

Whether you seek a serene personal hunting escape, a profitable rental venue, or a versatile event space, this property offers it all. Experience the thrill of trophy deer hunting, outstanding turkey hunting, and prime waterfowl action all in one remarkable location! Don't miss your chance to own this exceptional Southern Iowa gem.

Business books and information will be available to qualified and identified buyers. Please contact the listing agent for more details and schedule your private showing today!



PROPERTY FEATURES

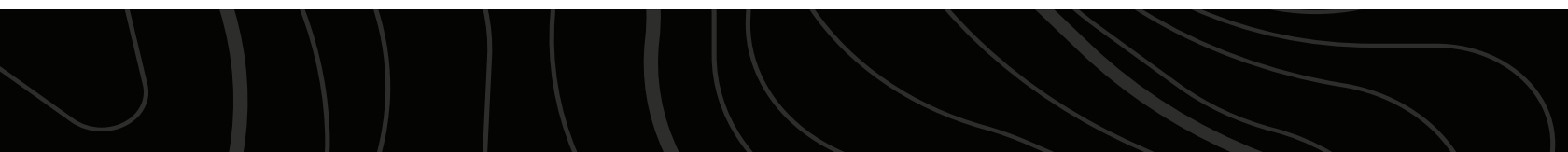
PRICE: **\$1,798,000** | COUNTY: **UNION** | STATE: **IOWA** | ACRES: **174**

- 174 +/- acre in Union County, IA
- 5.5 miles from Afton
- 1 hour 15 minutes from DSM International Airport
- Total cropland acres per USDA 74.04 acres
- 48.25 acres enrolled in CRP with a \$8,767 annual payment
- 12.47 acres in CP42 at \$235.55/acre \$2,937/annually expiring 09/30/2027
- 35.78 acres in CP38E-25 at \$162.93/acre \$5,830/annually expiring 09/30/2035
- Approximately 21 additional open acres for food plots or tillable income opportunity
- Beautiful landscapes and picturesque settings for outdoor enthusiasts
- Excellent habitat with great deer and turkey population
- Access from both east and west sides of the property
- 5 ponds
- 3,000 square foot "lodge" built in 2001
- 5,100 square foot "barn" built in 2009
- Both residences come fully furnished with all furniture and appliances
- Rural water service to both residences
- Propane-forced air and central air conditioning in both residences
- 90'x65' machine shed with concrete floor, 200 amp service with 220 outlet
- Perfect for individuals or groups seeking a high-quality hunting experience
- An excellent investment in recreational land with the potential for future business growth
- Taxes \$10,266



TROPHY HUNTING

Located in Iowa deer zone 4, just 5.5 miles southeast of Afton, Iowa in Union County, this estate offers a rare opportunity to own a piece of paradise. This property is a true haven for those seeking trophy deer, outstanding turkey hunting, and prime waterfowl opportunities.

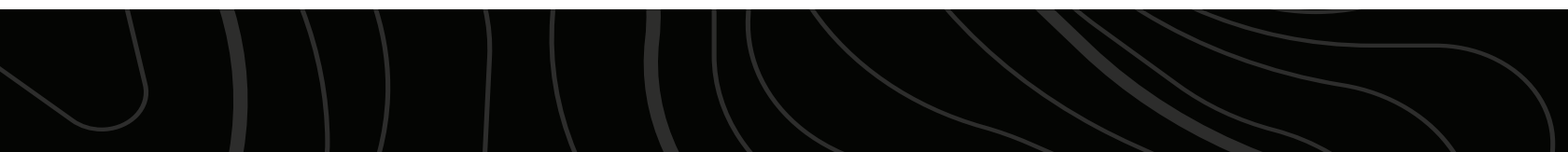


TRAIL CAM PHOTOS



ADDITIONAL INCOME

Experience breathtaking views and stunning sunsets across this picturesque landscape. Explore the beautiful hardwood timber ridges, cedar draws, lush crop fields, and tillable acres. Currently there is 48.25 acres enrolled in CRP with a \$8,767 annual payment.



5 PONDS

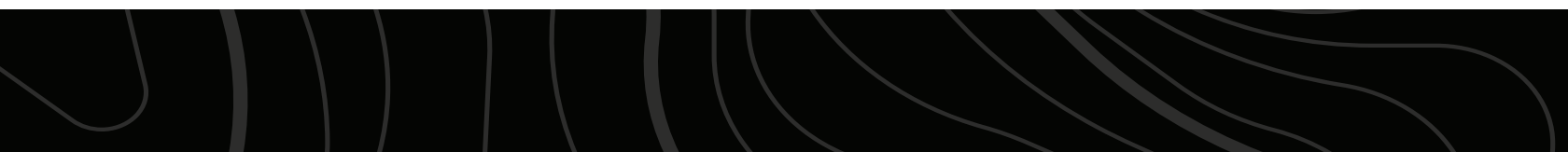


3,000 SQ. FT. "LODGE"



5,100 SQ. FT. "BARN"

Constructed in 2009, is an expansive 5,100 square foot residence spanning three levels and is designed for comfort and versatility. The outdoor area features a large yard with a fire pit and BBQ.



90'X60' MACHINE SHED

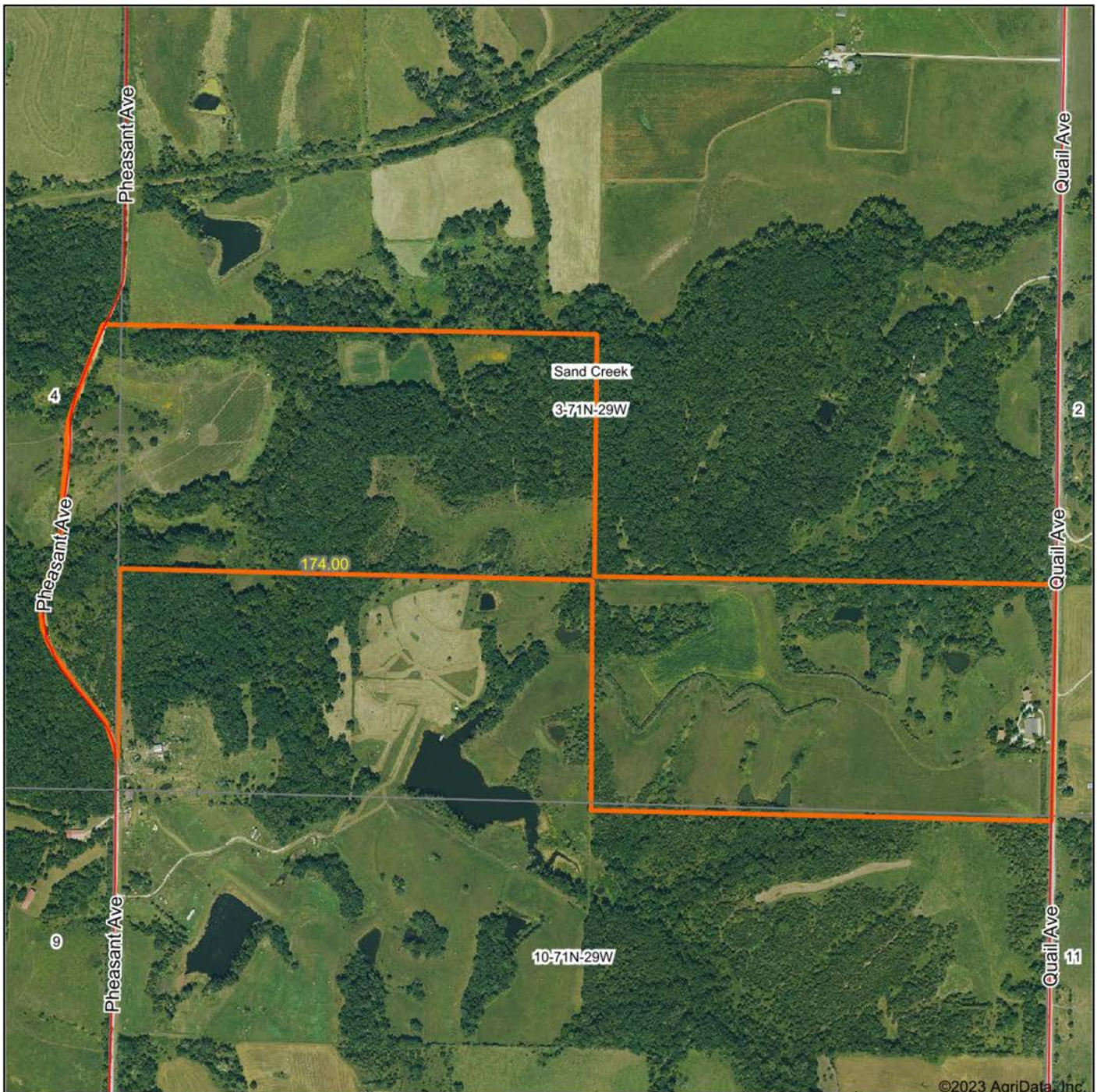
The 90'x65' machine shed features concrete floors, 200 amp service with 220 outlet and offers endless opportunities. Use it for events, storage for farming equipment, an indoor bow range, or any other creative purpose.



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 40° 58' 24.34, -94° 10' 38.13



Maps Provided By:



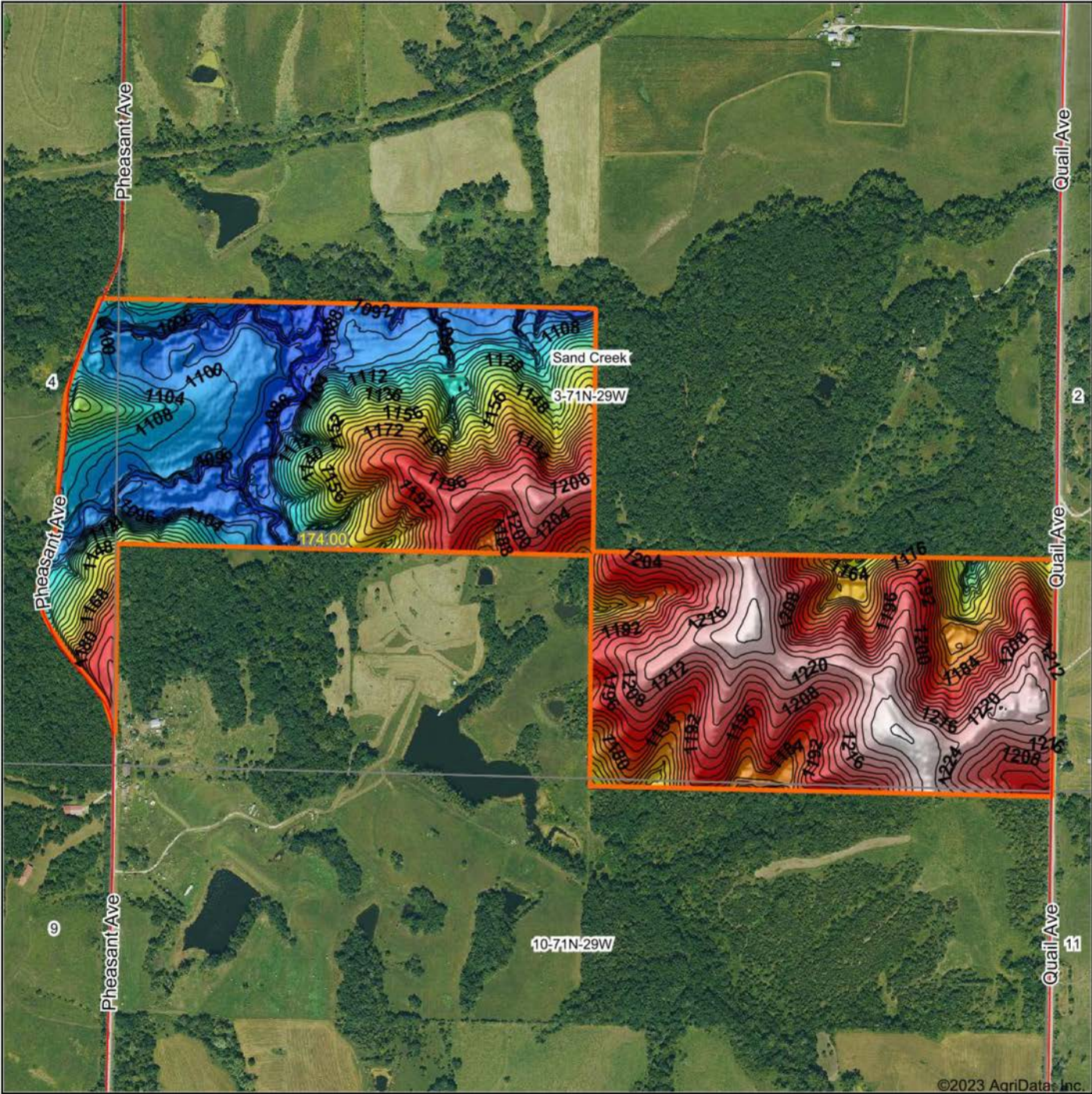
CUSTOMIZED ONLINE MAPPING
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3-71N-29W
Union County
Iowa



12/19/2023

HILLSHADE MAP



©2023 AgriData, Inc.



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 3 meter dem
Interval(ft): 4
Min: 1,077.0
Max: 1,232.5
Range: 155.5
Average: 1,161.0
Standard Deviation: 46.75 ft

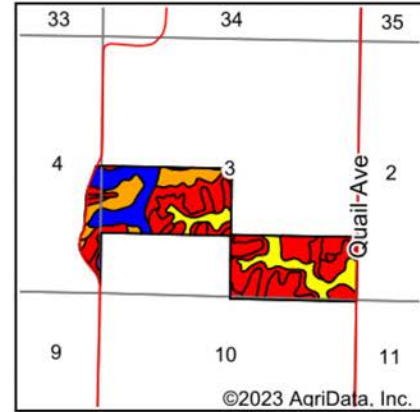
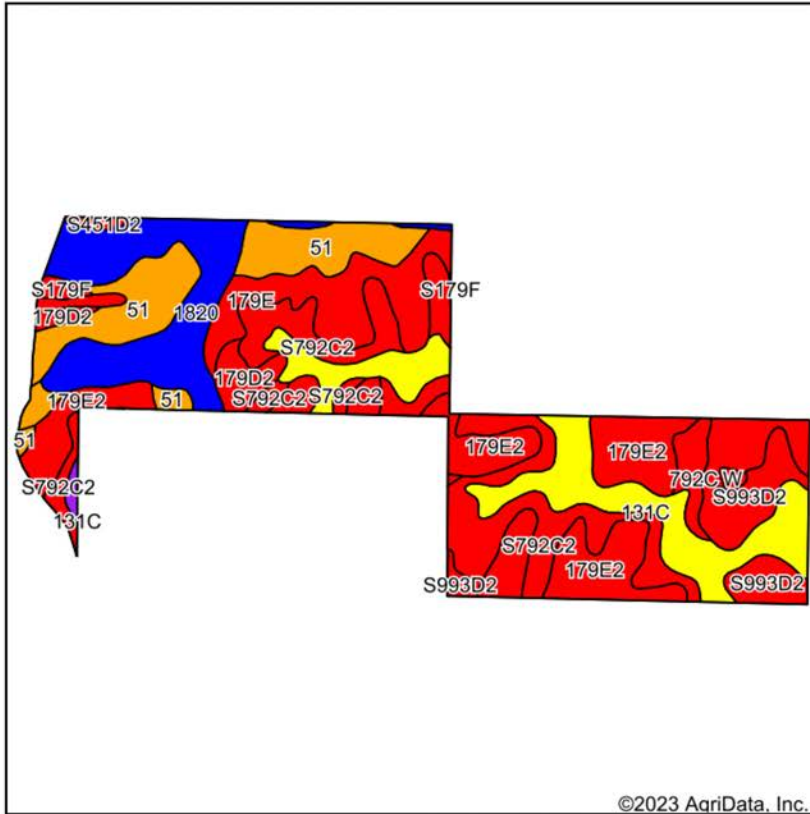


12/19/2023

3-71N-29W
Union County
Iowa

Boundary Center: 40° 58' 24.34, -94° 10' 38.13

SOILS MAP



State: **Iowa**
 County: **Union**
 Location: **3-71N-29W**
 Township: **Sand Creek**
 Acres: **174**
 Date: **12/19/2023**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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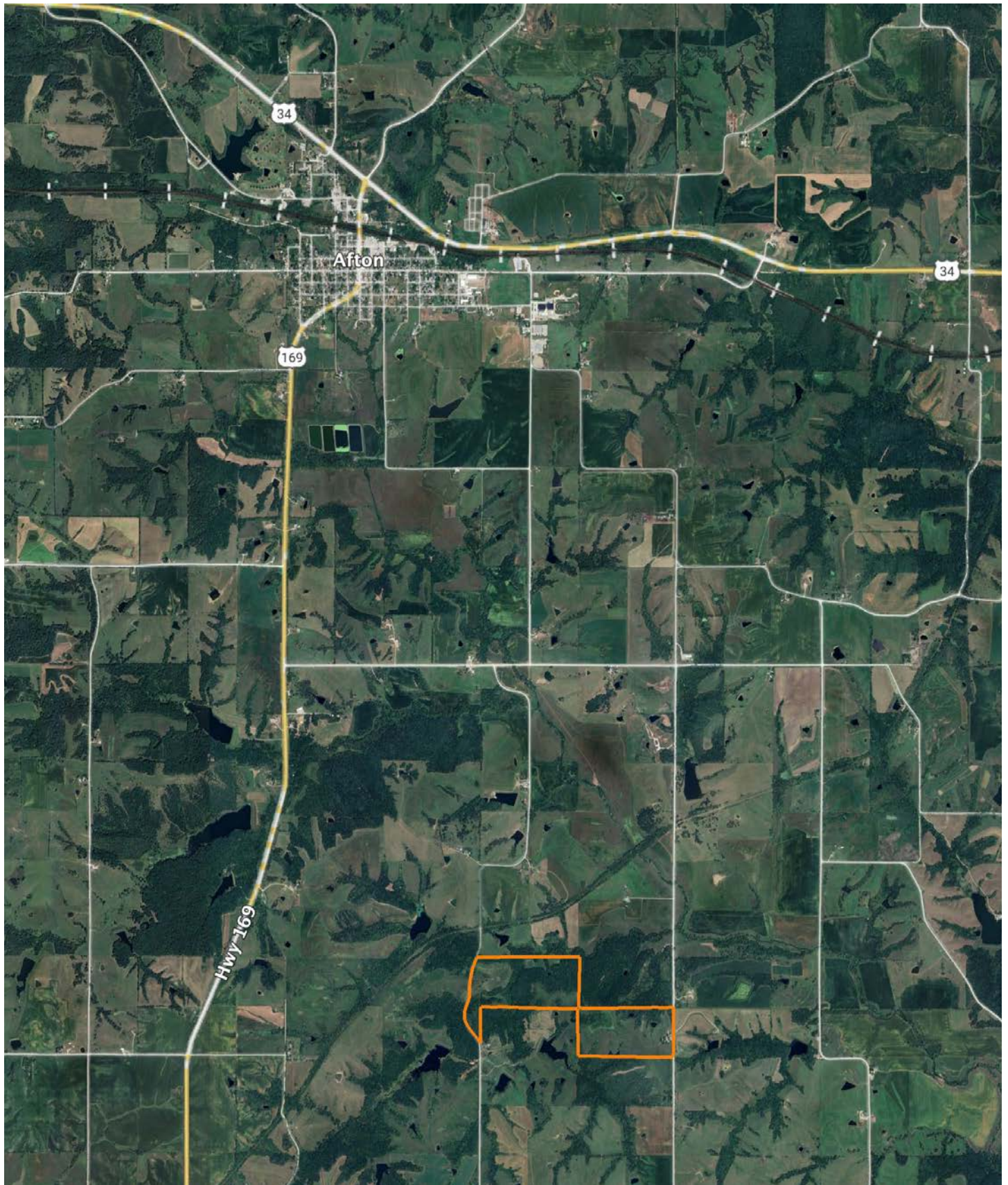
Soils data provided by USDA and NRCS.

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Area Symbol: IA175, 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
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	35.06	20.1%		Vle	139.2	40.4	24	33	62	62	44
S792C2	Armstrong loam, 5 to 9 percent slopes, moderately eroded	30.91	17.8%		Ille	0.0	0.0	31		65	65	47
131C	Pershing silt loam, 5 to 9 percent slopes	25.41	14.6%		Ille	80.0	23.2	65	49	72	72	58
1820	Dockery-Quiver silt loams, 0 to 2 percent slopes, occasionally flooded	23.19	13.3%		Ilw			87		93	85	92
51	Vesser silt loam, 0 to 2 percent slopes, occasionally flooded	20.06	11.5%		Ilw	198.4	57.5	75	70	94	75	94
179E	Gara loam, 14 to 18 percent slopes	15.15	8.7%		Vle	144.0	41.8	30	35	66	66	52
S993D2	Gara-Armstrong loams, 9 to 14 percent slopes, moderately eroded	11.25	6.5%		IVe	0.0	0.0	35		66	66	48
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	5.80	3.3%		IVe	163.2	47.3	38	43	66	66	48
792C	Armstrong loam, 5 to 9 percent slopes	3.11	1.8%		Ille	128.0	37.1	37	31	75	75	57
13B	Nodaway-Vesser silt loams, 2 to 5 percent slopes	1.23	0.7%		Ilw	190.4	55.2	77	42	90	87	84
S179F	Gara loam, 18 to 25 percent slopes	1.04	0.6%		Vle	0.0	0.0	19		55	55	41
S451D2	Caleb loam, 9 to 14 percent slopes, moderately eroded	0.67	0.4%		IVe	0.0	0.0	41		77	77	59
452C	Lineville silt loam, 5 to 9 percent slopes	0.61	0.4%		Ille	80.0	23.2	57	36	89	89	74
W	Water	0.51	0.3%			0.0	0.0	0	0			

OVERVIEW MAP



AGENT CONTACT

Sean is a licensed real estate broker with Midwest Land Group, specializing in helping individuals and families achieve their dream of land ownership. With a passion for assisting others in realizing their goals, Sean takes great pride in his ability to guide clients through the intricate process of real estate transactions.

Beyond his professional endeavors, Sean finds solace and fulfillment in the great outdoors. As an avid bowhunter and passionate fisherman, he relishes every opportunity to immerse himself in nature's beauty. This love for outdoor activities not only fuels his personal interests but also enhances his understanding of properties and their potential for recreational enjoyment.

Sean's dedication extends beyond his work and hobbies to his role as a devoted father. With three beautiful children, he finds immense joy in supporting and cheering them on in their sports and extracurricular activities. Through this experience, Sean has developed a deep understanding of the importance of balance, teamwork, and perseverance.

Prior to his successful career in real estate, Sean honed his leadership and relationship-building skills while managing a Fortune 500 company. This invaluable experience has equipped him with a unique perspective and a keen ability to connect with people from all walks of life. Sean's unwavering commitment to his clients, combined with his strong work ethic, ensures that he consistently goes above and beyond to meet their needs.

With a genuine passion for helping others and a tireless dedication to his craft, Sean embodies the qualities of a trustworthy and hardworking real estate broker. Whether you are a first-time buyer or an experienced investor, Sean is ready to guide you through every step of the real estate journey, providing you with exceptional service and expertise that you can rely on.



SEAN STEWART,
ASSOCIATE BROKER
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MidwestLandGroup.com

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