

MIDWEST LAND GROUP PRESENTS

107.7 ACRES IN

DAVIS COUNTY IOWA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HUNTING AND INCOME WITH BUILD LOCATIONS IN DAVIS COUNTY

Diverse 107.7 +/- gross acres located in southern Davis County just a few miles north of the Missouri border. This property offers fantastic hunting opportunities with a combination of timbered draws and CRP (contact list agent for contract maps and annual revenue). Desirable access from the east and south allows one to easily hunt the predominant westerly winds. The CRP program allows for up to 5 acres for wildlife food plots in which the current owner already has one established. The timbered draws combined with the native grasses offer great cover for deer, turkey, and pheasants. I viewed

several good bucks and a flock of turkeys while touring the property and the trail cam history shows impressive wildlife density and quality of deer using this farm.

This property also has great potential for future build sites in multiple locations that wouldn't affect the recreational aspects. This is a great opportunity to own a diversified southern Iowa farm right here in Davis County. Contact Listing Agent Patrick Cutter for more information or to set up a private showing.



PROPERTY FEATURES

PRICE: **\$624,552** | COUNTY: **DAVIS** | STATE: **IOWA** | ACRES: **107.7**

- 107.7 +/- gross acres
- Davis County
- East and south access
- Pond
- CRP income
- Wildlife food plots
- Big buck history
- Creek
- Build locations
- Annual taxes \$1,580



CRP INCOME

The CRP program allows for up to 5 acres for wildlife food plots in which the current owner already has one established.



POND



WILDLIFE FOOD PLOTS

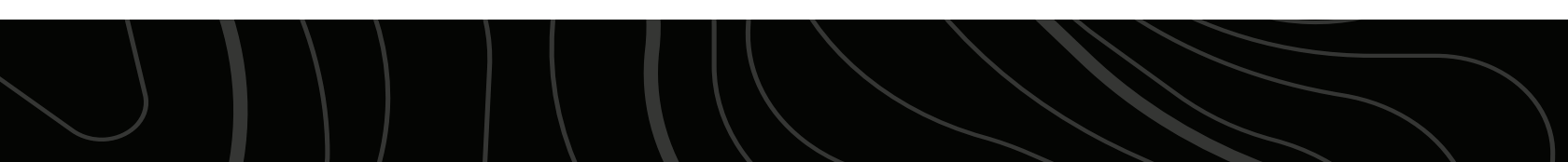
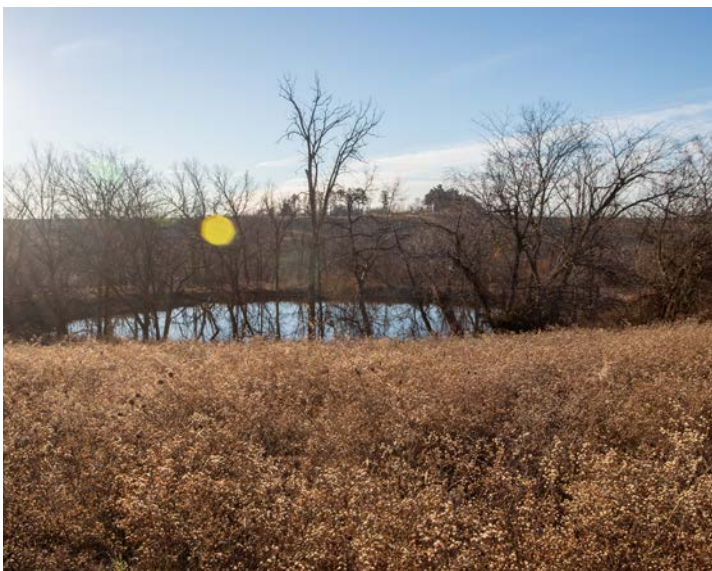


HUNTING OPPORTUNITIES

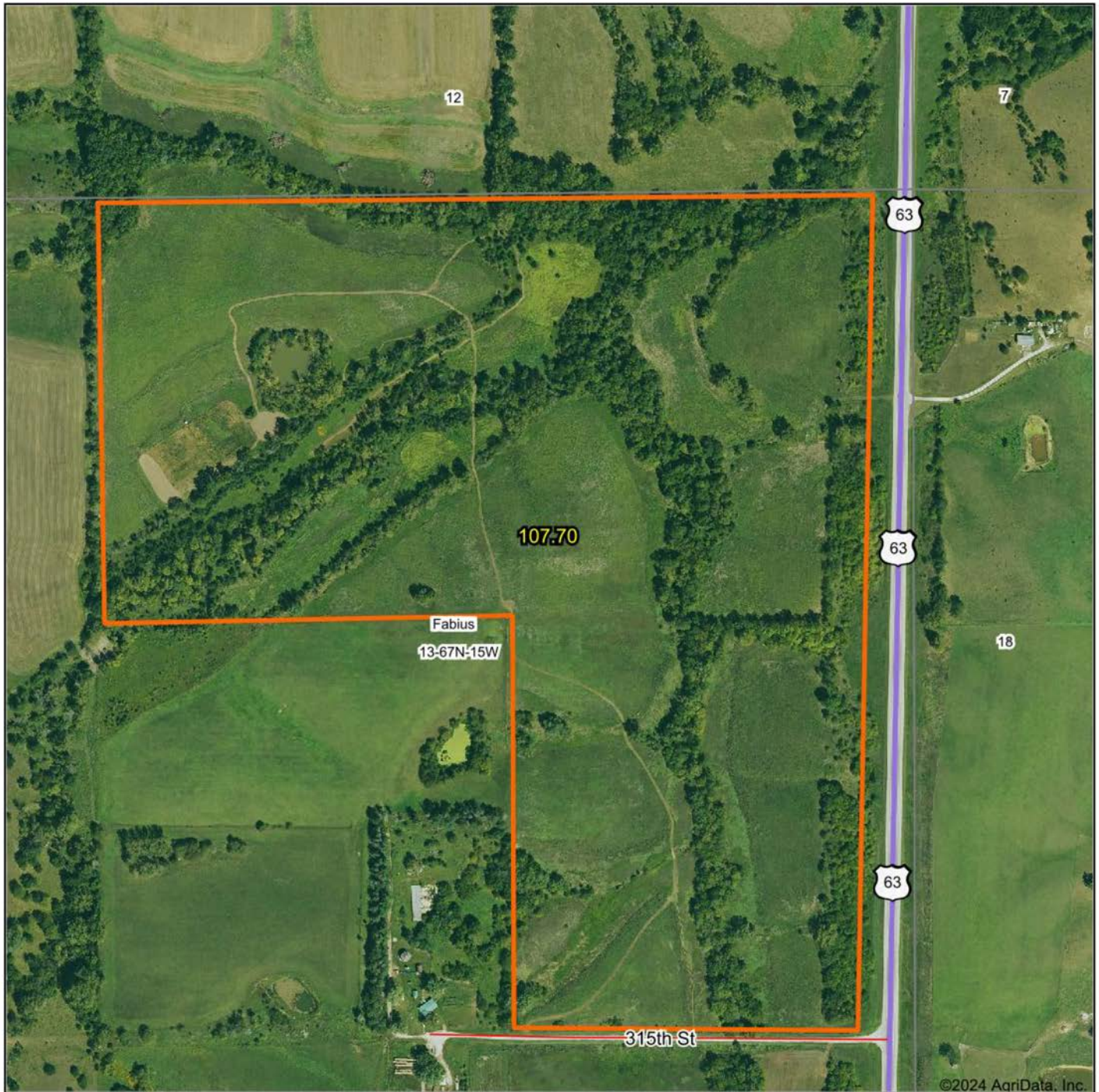
The timbered draws combined with the native grasses offer great cover for deer, turkey, and pheasants. I viewed several good bucks and a flock of turkeys while touring the property and the trail cam history shows impressive wildlife density and quality of deer using this farm.



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 40° 36' 22.5, -92° 31' 42.91

0ft 494ft 987ft



Maps Provided By:



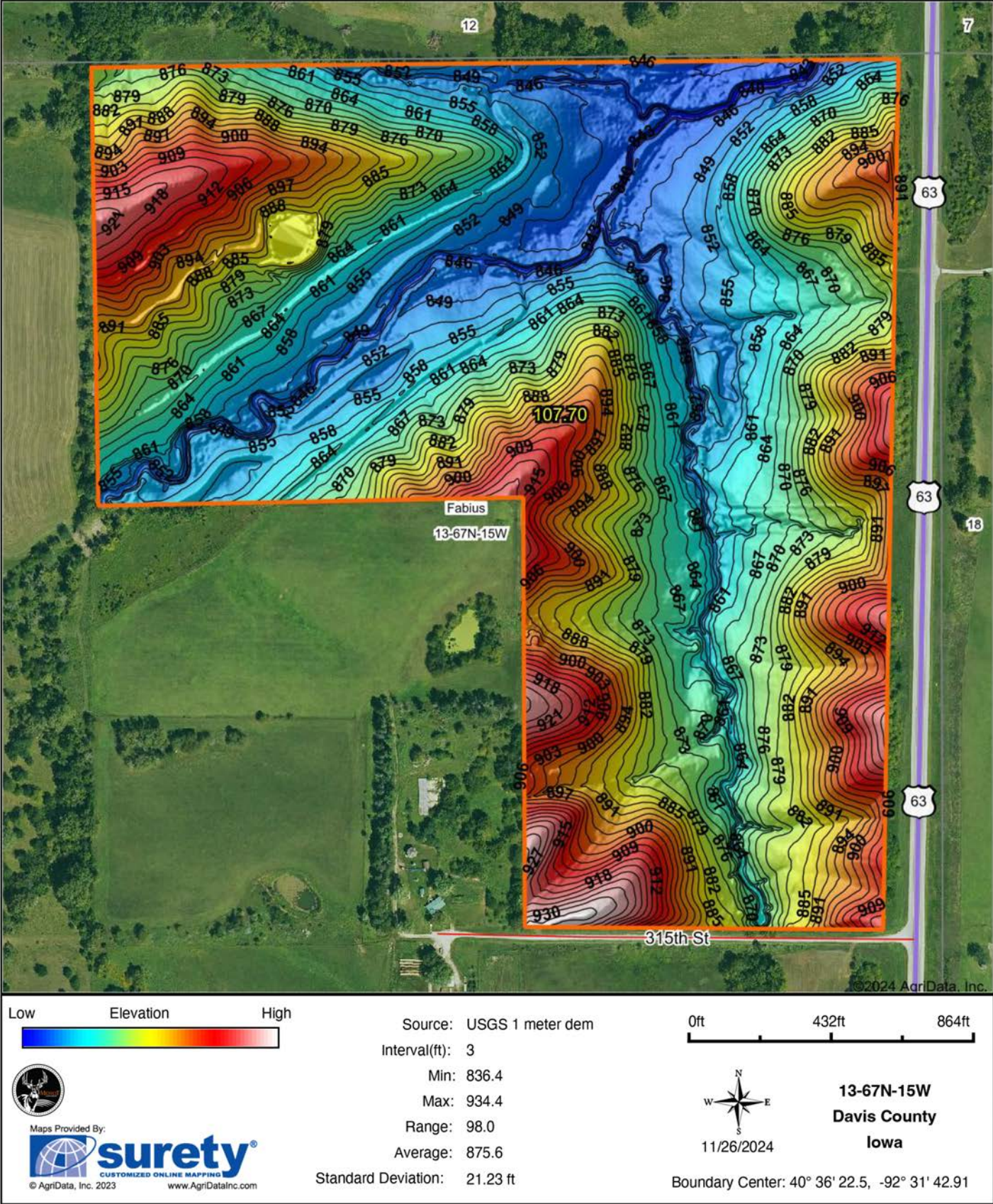
CUSTOMIZED ONLINE MAPPING
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13-67N-15W
Davis County
Iowa

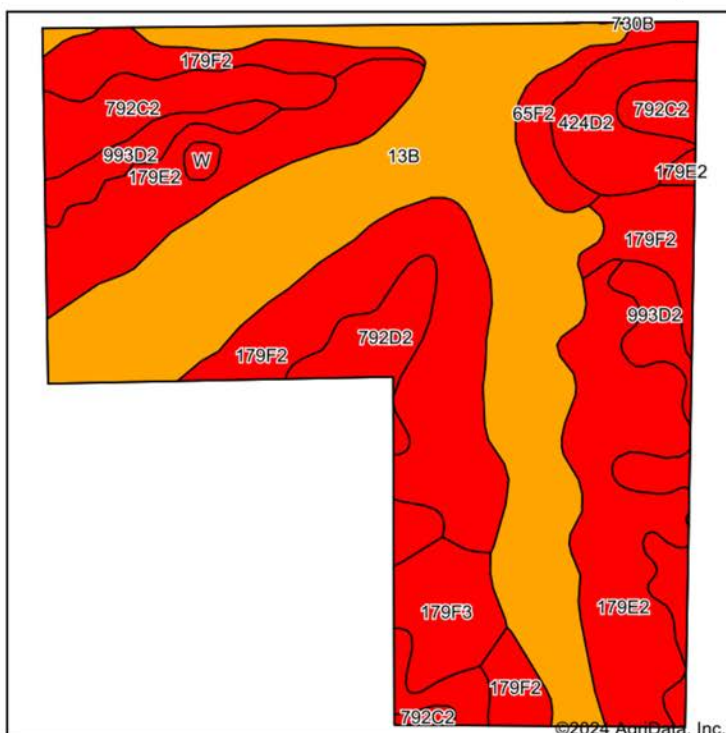


11/26/2024

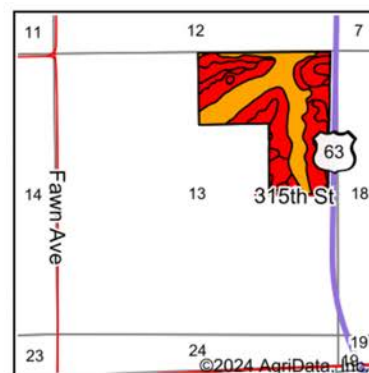
HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Davis**
 Location: **13-67N-15W**
 Township: **Fabius**
 Acres: **107.7**
 Date: **11/26/2024**



Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA051, Soil Area Version: 31

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
13B	Olmitz-Vesser-Zook complex, 0 to 5 percent slopes	36.69	34.0%		Ilw	200.0	58.0	74	60	83	80	74
179F2	Gara loam, 18 to 24 percent slopes, moderately eroded	21.23	19.7%		Vle	115.2	33.4	12	13	54	54	36
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	21.06	19.6%		Vle	139.2	40.4	24	33	62	62	44
993D2	Gara-Armstrong loams, 9 to 14 percent slopes, moderately eroded	6.21	5.8%		IVe	123.2	35.7	35	20	66	66	48
792C2	Armstrong loam, 5 to 9 percent slopes, moderately eroded	6.09	5.7%		Ille	123.2	35.7	31	27	65	65	47
792D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	5.10	4.7%		IVe	88.0	25.5	9	13	62	62	43
424D2	Lindley-Keswick loams, 9 to 14 percent slopes, moderately eroded	4.36	4.0%		IVe	120.0	34.8	27	15	63	63	50
179F3	Gara clay loam, 18 to 25 percent slopes, severely eroded	3.94	3.7%		Vlle	104.0	30.2	10	5	52	52	31
65F2	Lindley loam, 18 to 25 percent slopes, moderately eroded	2.66	2.5%		Vlle	110.4	32.0	10	8	51	51	37
W	Water	0.36	0.3%			0.0	0.0	0	0			
Weighted Average					*-	147.7	42.8	38.2	33.7	*n 67.2	*n 66.2	*n 52.4

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

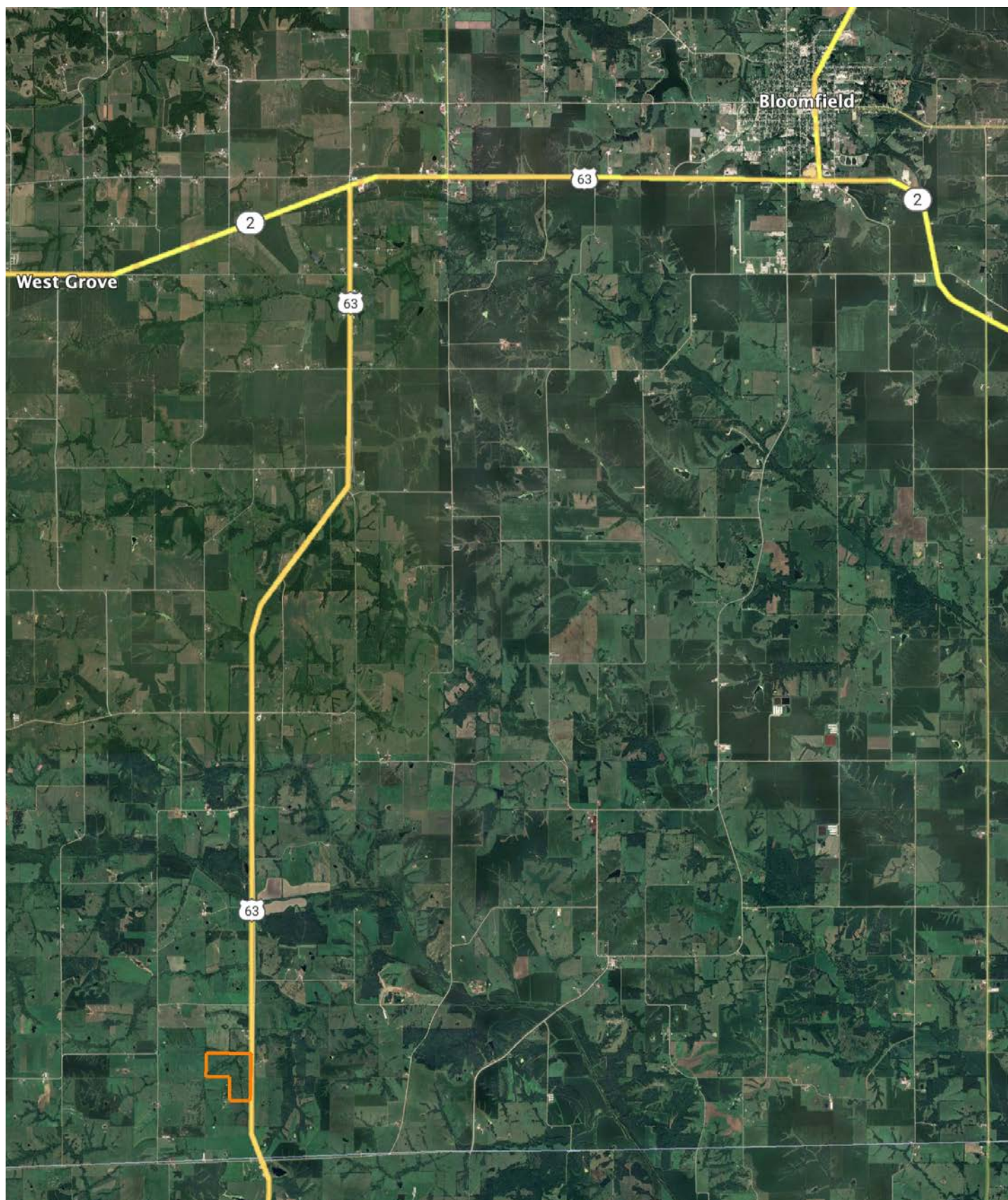
*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

OVERVIEW MAP



AGENT CONTACT

Patrick Cutter doesn't just help clients buy and sell land, he gets in the weeds to truly serve others. A land owner himself, Patrick owns 140 acres in Monroe County, Iowa so land isn't just something he loves helping others buy and sell, he understands the connection to it that both sellers and buyers alike feel.

One of three children, Patrick was born and raised in the Appalachian Mountain Range of New Jersey. He graduated from Vernon High School and attended Sussex County Community College. After school, he owned and operated two successful businesses. These experiences provided essential training and an understanding of the importance of developing and nurturing relationships, something extraordinarily helpful in land real estate. At Midwest Land Group, Patrick's able to realize his passion of being in the outdoor space while making his clients a top priority, delivering the utmost professionalism and knowledge of the field.

A certified Deer Steward of the National Deer Association, Patrick enjoys hunting all over the Midwest, being outdoors, cooking, and spending time with his wife, Tracey, and lab, Flint. If you're in the market to sell or buy land in south or southeast Iowa and are seeking someone with great attention to detail and good communication skills, be sure to give Patrick a call.



PATRICK CUTTER,

LAND AGENT

641.931.3005

PCutter@MidwestLandGroup.com



MidwestLandGroup.com

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