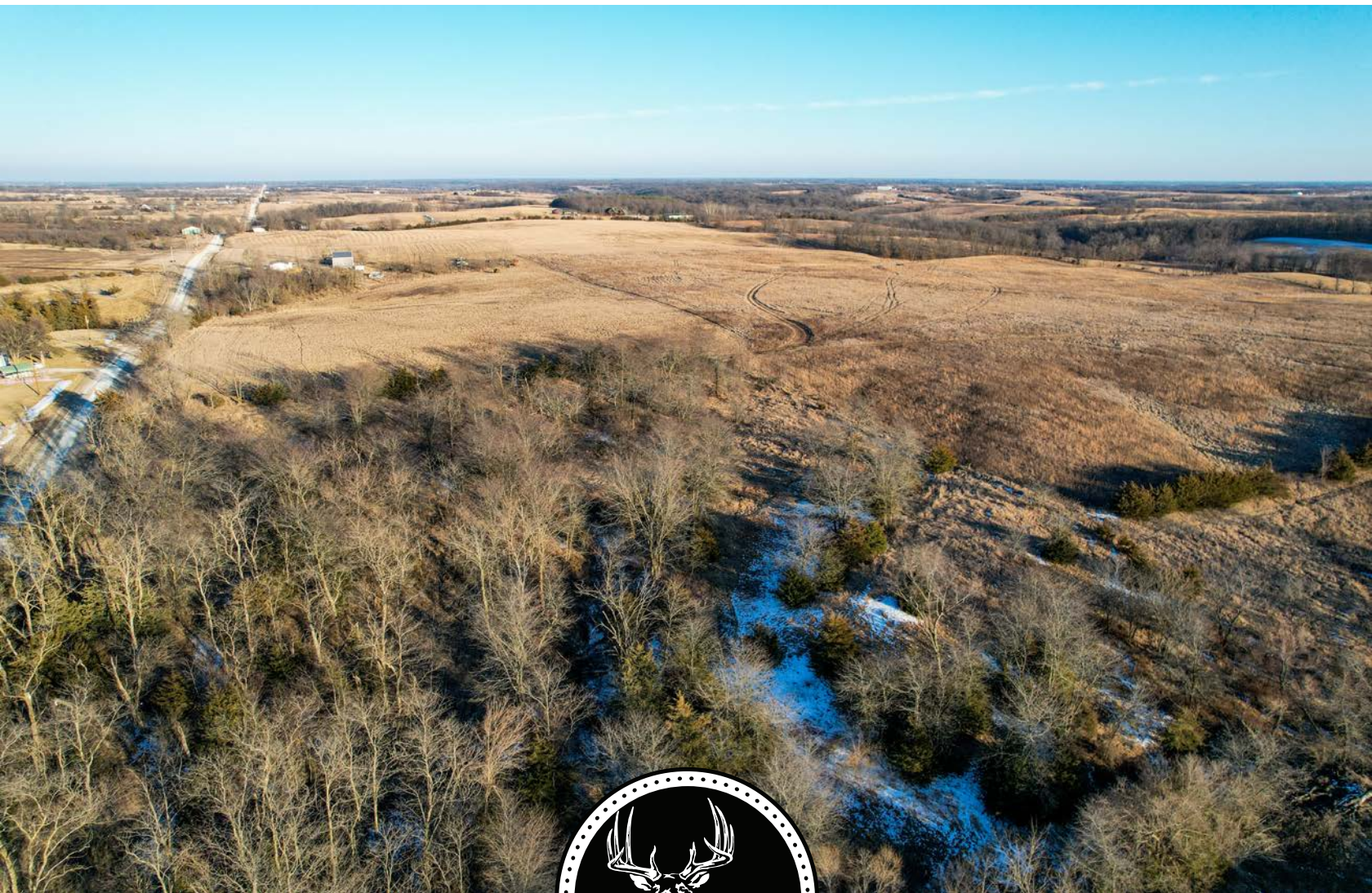


MIDWEST LAND GROUP PRESENTS

14.2 ACRES IN

WAPELLO COUNTY IOWA

30TH STREET, BLAKESBURG, IA, 52536



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SMALL AFFORDABLE HOBBY FARM AND BUILD SITE WITH INCOME

This is a great opportunity to own a smaller, affordable tract of land in beautiful Wapello County, Iowa. The property boasts a total of 14.2 +/- acres, with 11 +/- acres enrolled in the Conservation Reserve Program (CRP), providing a consistent income of \$167 per acre annually with the balance in a tax-exempt forest reserve.

Enjoy gorgeous views of the countryside from a fantastic potential build site on the property. With access to rural

water and electricity, this location offers the perfect balance of peaceful rural living and convenient utilities.

Whether you're looking for a solid investment property, a hobby or recreation farm, or a beautiful private location to build, this one checks all the boxes! Call Land Agent, Kyle Steinfeldt at (319) 243-3273 for details regarding opportunities to purchase additional land in the area.



PROPERTY FEATURES

PRICE: **\$99,900** | COUNTY: **WAPELLO** | STATE: **IOWA** | ACRES: **14.2**

- Income-producing land
- Gorgeous build site
- 14.2 +/- acres newly surveyed
- 11 +/- acres in CRP CP25
- \$167/acre in CRP payments
- Rural water
- Electric
- Timber in Forest Reserve
- Secluded and peaceful
- Investment/1031 friendly
- Near Ottumwa and Blakesburg
- Pheasant and deer hunting
- 60.3 CSR2
- Call Agent for more details



GORGEOUS BUILD SITE

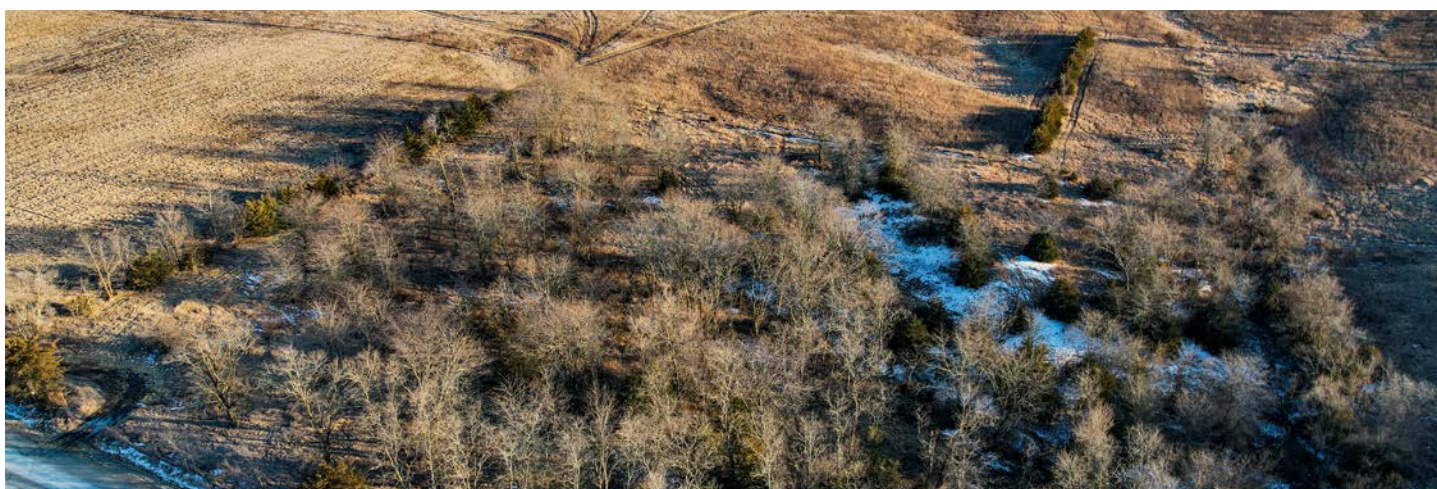
With access to rural water and electricity, this location offers the perfect balance of peaceful rural living and convenient utilities.



SECLUDED AND PEACEFUL

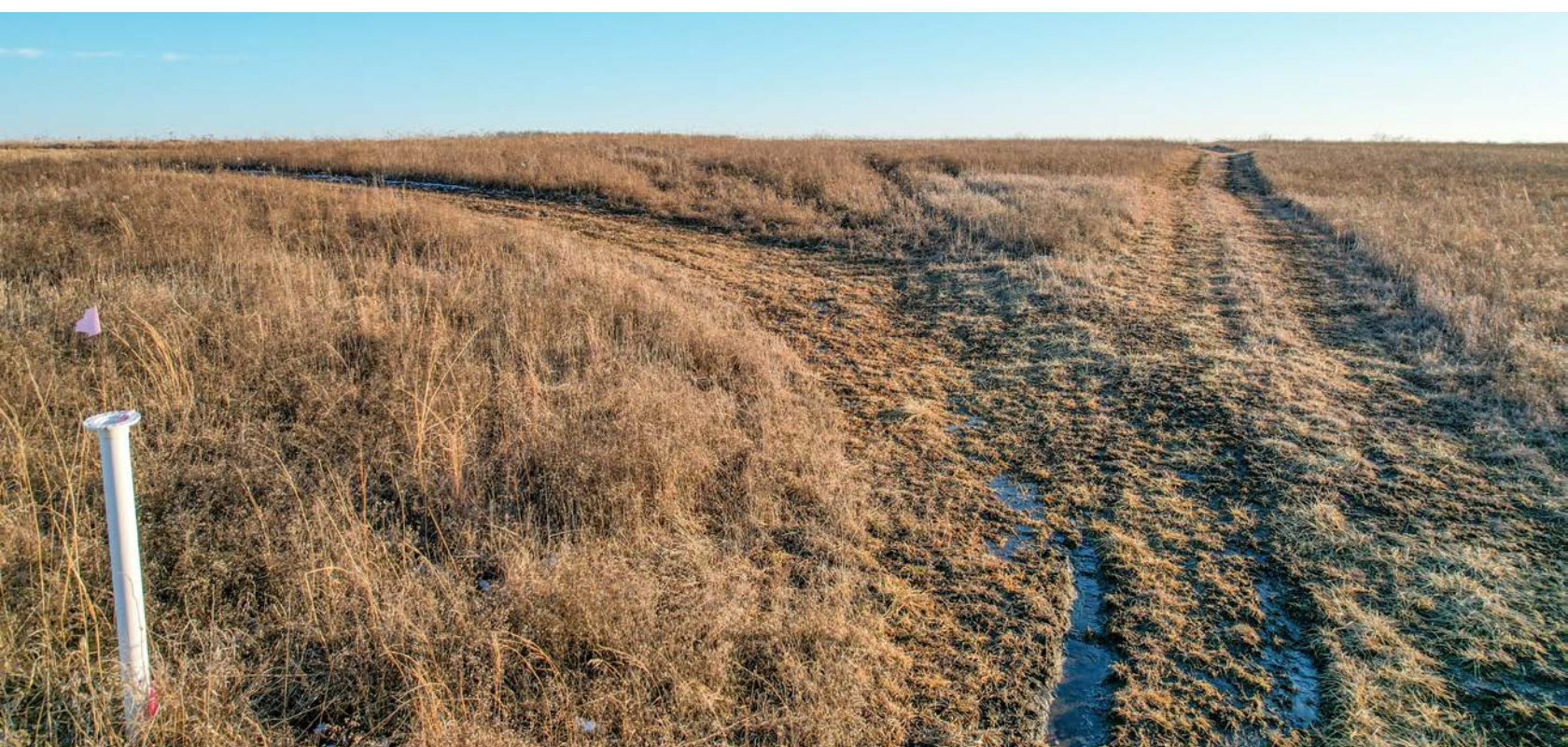


TIMBER IN FOREST RESERVE

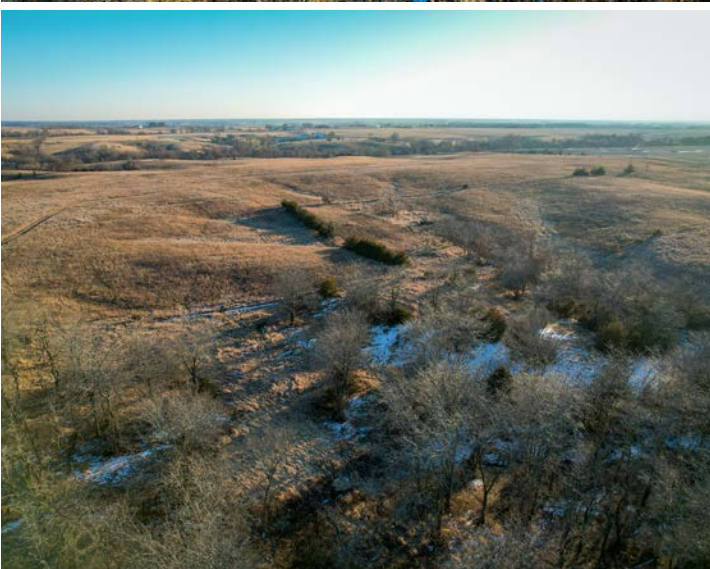
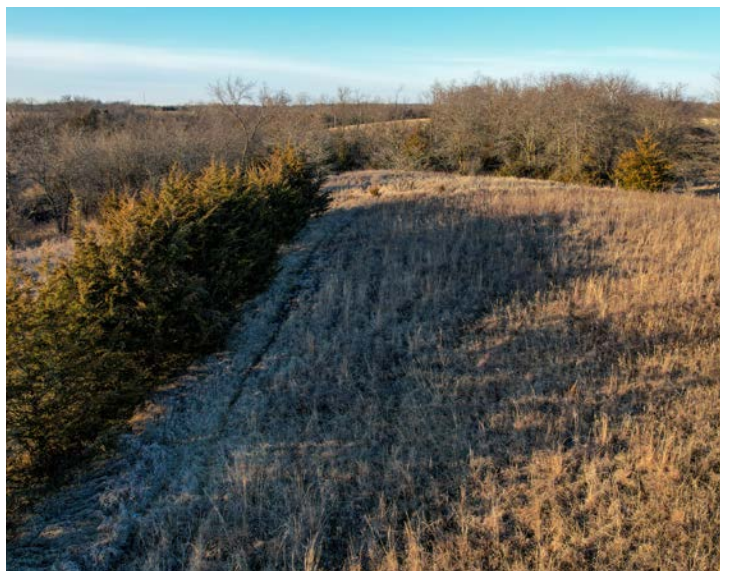


INCOME-PRODUCING LAND

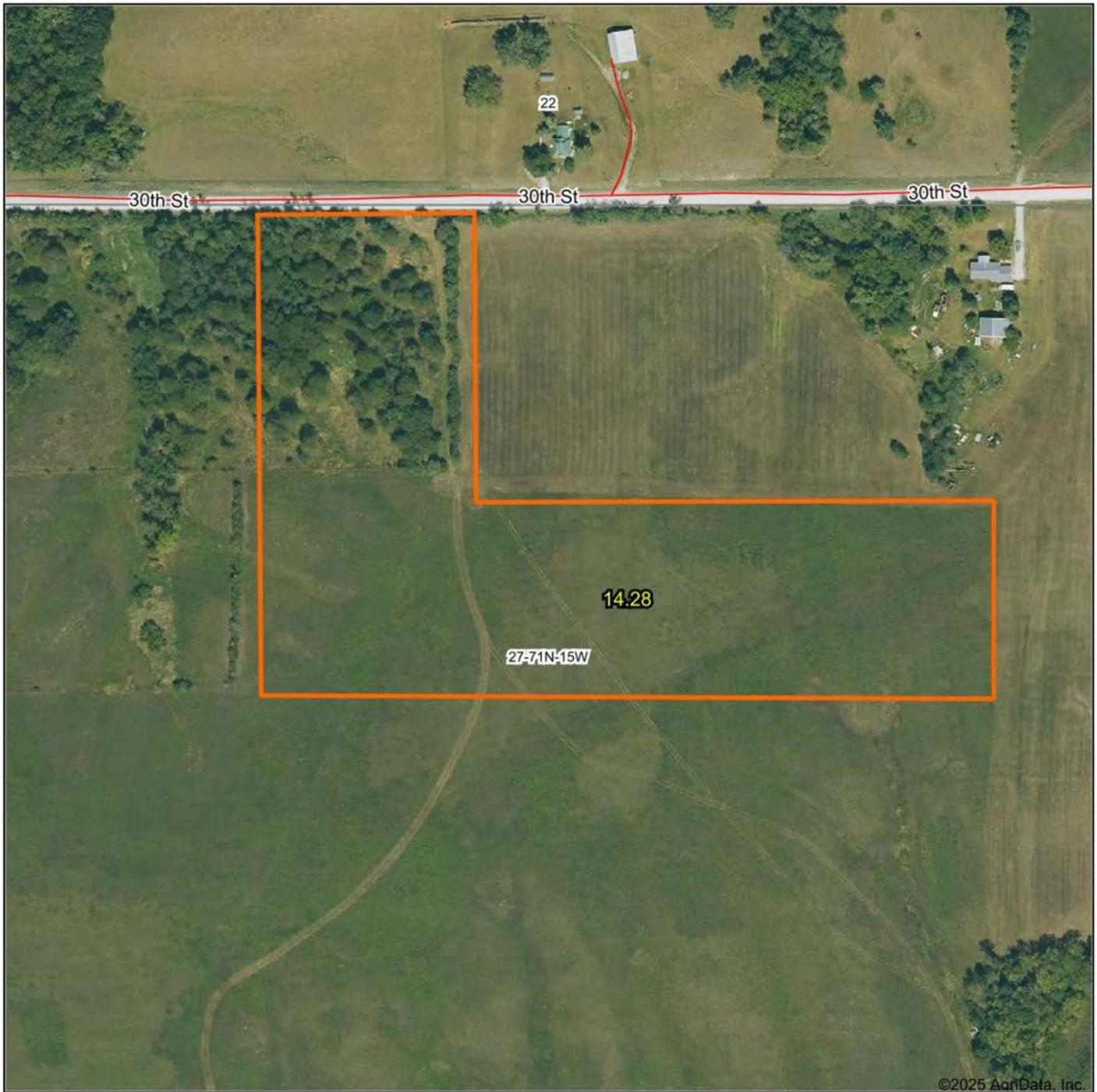
With 11 +/- acres enrolled in the Conservation Reserve Program (CRP), providing a consistent income of \$167 per acre annually with the balance in a tax-exempt forest reserve.



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



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Boundary Center: 40° 55' 36.27, -92° 34' 29.34

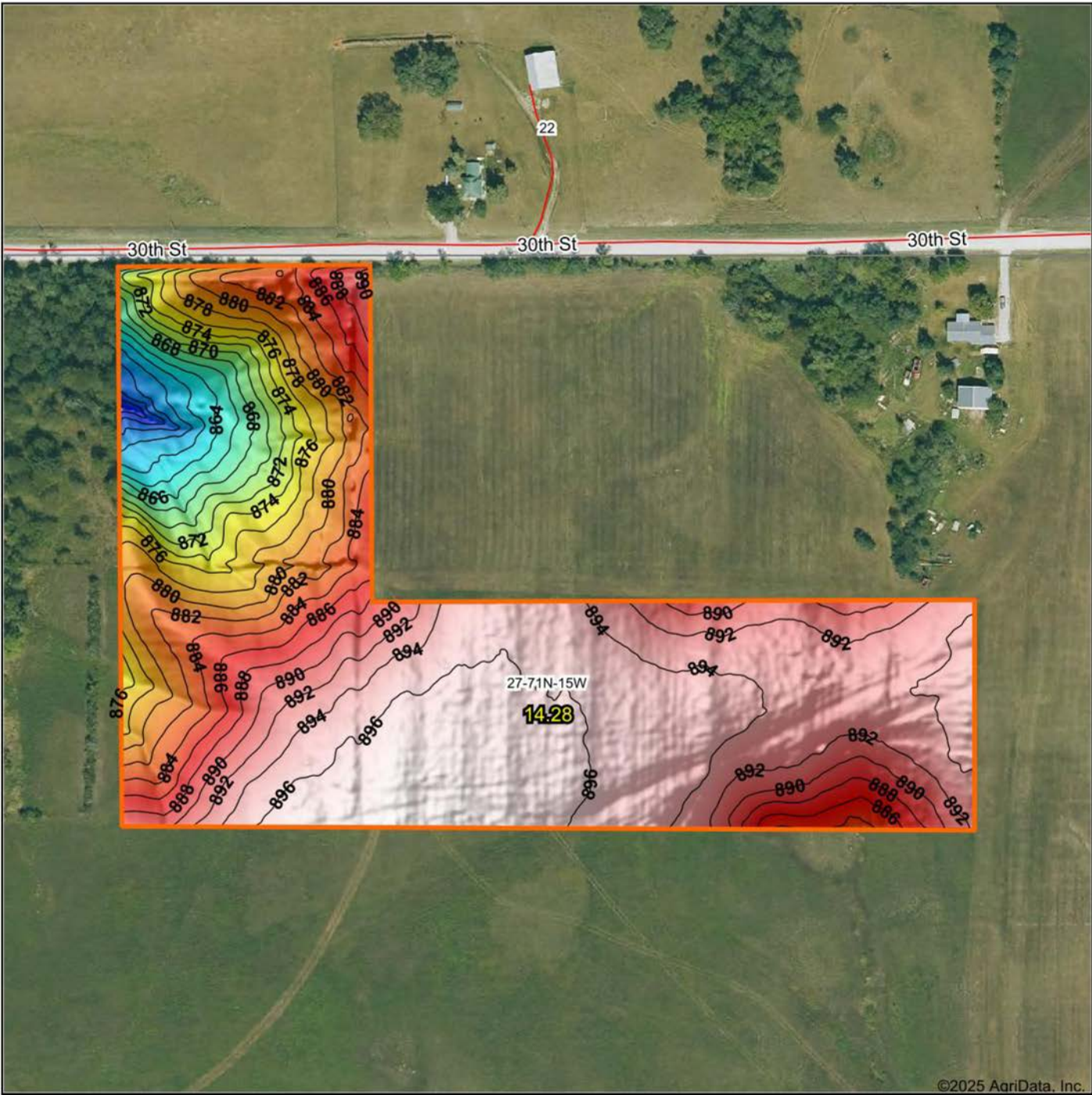
27-71N-15W
Wapello County
Iowa

0ft 270ft 541ft



2/25/2025

HILLSHADE MAP



©2025 AgriData, Inc.

Low Elevation High

Source: USGS 1 meter dem

Interval(ft): 2

Min: 851.6

Max: 897.8

Range: 46.2

Average: 886.8

Standard Deviation: 10.01 ft

0ft 233ft 465ft

N
W E
S

2/25/2025

Boundary Center: 40° 55' 36.27, -92° 34' 29.34

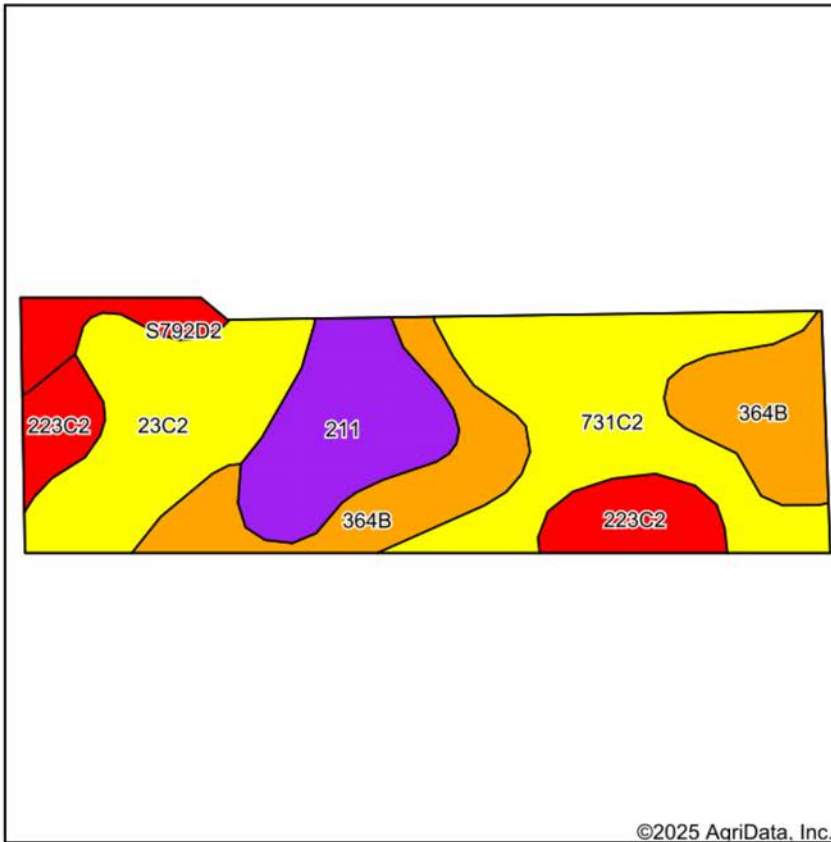
27-71N-15W
Wapello County
Iowa

Maps Provided By:

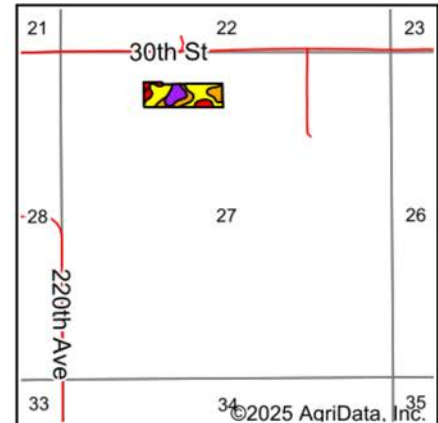
surety
CUSTOMIZED ONLINE MAPPING

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SOILS MAP



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Wapello**
 Location: **27-71N-15W**
 Township: **Adams**
 Acres: **11**
 Date: **2/25/2025**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA179, Soil Area Version: 33

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
731C2	Pershing silty clay loam, 5 to 9 percent slopes, moderately eroded	2.94	26.6%		IIIe	80.0	23.2	62	40	68	68	56
364B	Grundy silt loam, 2 to 5 percent slopes	2.55	23.2%		Ile	80.0	23.2	74	75	70	70	64
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	2.23	20.3%		IIIe	80.0	23.2	62	50	73	73	68
211	Edina silt loam, 0 to 1 percent slopes	1.69	15.4%		IIIw	164.8	47.8	59	60	70	70	64
223C2	Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded	1.11	10.1%		IVw	126.4	36.7	45	20	60	60	46
S792D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	0.48	4.4%		IVe	0.0	0.0	9		62	62	43
Weighted Average					2.91	94.2	27.3	60.3	*-	*n 68.7	*n 68.7	*n 59.9

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

*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.*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

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
319.243.3273
KSteinfeldt@MidwestLandGroup.com



MidwestLandGroup.com

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