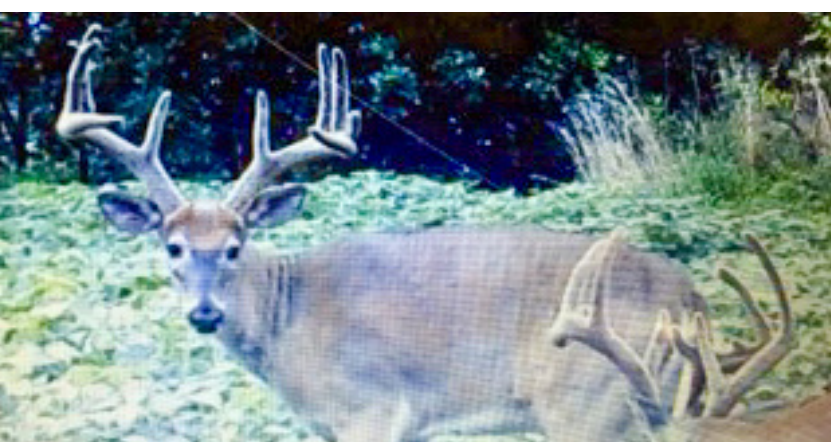


MIDWEST LAND GROUP PRESENTS



DECATUR COUNTY, IA

356 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PREMIER WHITETAIL HUNTING PROPERTY IN DECATUR COUNTY - 356 ACRES OF SECLUDED PARADISE

Nestled in the heart of Decatur County, Iowa, renowned for producing world-class whitetail bucks, this 356 +/- acre turn-key hunting property offers an unparalleled opportunity for outdoor enthusiasts. Situated near the end of a dead-end road, this property is the epitome of privacy and seclusion, making it the ideal retreat for the serious hunter or investor. Enjoy the privacy of a dead-end road while still benefiting from road frontage and easy access.

This farm has been meticulously managed for mature bucks with a history of producing trophy-class whitetails and is ready for the next owner to step in and enjoy the rewards of years of dedication and hard work. Strategically placed food plots, switchgrass bedding areas, and timbered draws of white oak and hickory provide the perfect habitat to attract and hold deer year-round. The property comes ready to hunt with five hard-sided blinds already in place, overlooking established food plots and prime travel corridors. The landscape is a perfect blend of mature hardwood timber, thick switchgrass cover, and open fields. The rolling terrain and numerous timbered draws create ideal pinch points and stand locations.

The property boasts two ponds and McGruder Creek running through it from north to south, providing a reliable water source for wildlife and enhancing the overall habitat.

Approximately 20 +/- acres of tillable land currently provide income with an additional 20 +/- acres or more at the buyer's discretion that could be converted back into tillable if desired.

Recently constructed 40'x64' shop with insulated walls, concrete floors, and two large roll-up doors. City water and electric service are already connected, offering convenience and functionality for storing equipment and preparing for the season.

In addition to the thriving whitetail population, the property is home to loads of wild turkeys, providing excellent spring hunting opportunities.

Whether you're a seasoned hunter looking for a turn-key operation or an investor seeking a premier recreational property with income potential, this farm checks all the boxes. Decatur County consistently ranks among the best counties in the country for producing record-class bucks, making this a rare opportunity to own a piece of the action.

Don't miss your chance to own this one-of-a-kind whitetail haven.

Contact Heath Martin with Midwest Land Group today to schedule your private tour and learn more about this incredible property!

PROPERTY FEATURES

PRICE: **\$1,990,000** | COUNTY: **DECATUR** | STATE: **IOWA** | ACRES: **356**

- Exceptional whitetail hunting
- 40'x64' insulated shop
- Water and power on-site
- Hardwood timbered draws
- Acres of established switchgrass cover
- Timber income potential
- Road frontage on a dead-end road
- Highly managed
- 5 blinds in place
- 2 ponds
- McGruder Creek Runs through the property from north to south
- 20 +/- acres tillable cash rent currently
- 20 +/- additional acres could be converted back to tillable
- 10 minutes from Leon

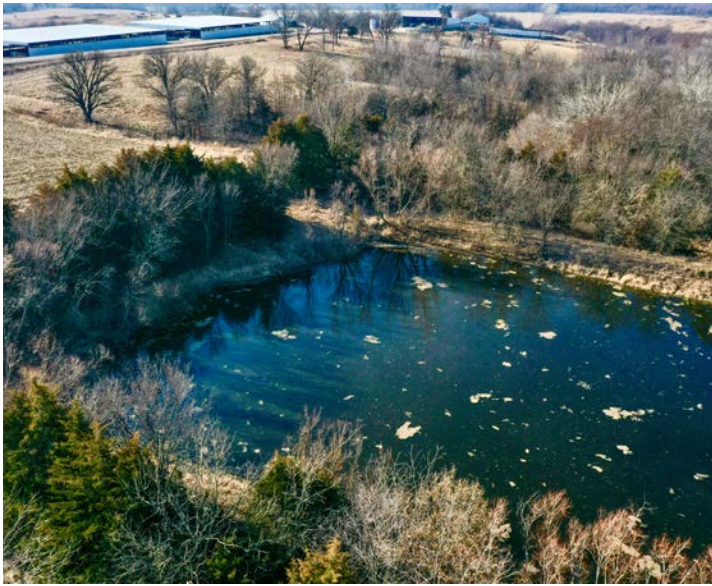


EXCEPTIONAL WHITETAIL HUNTING

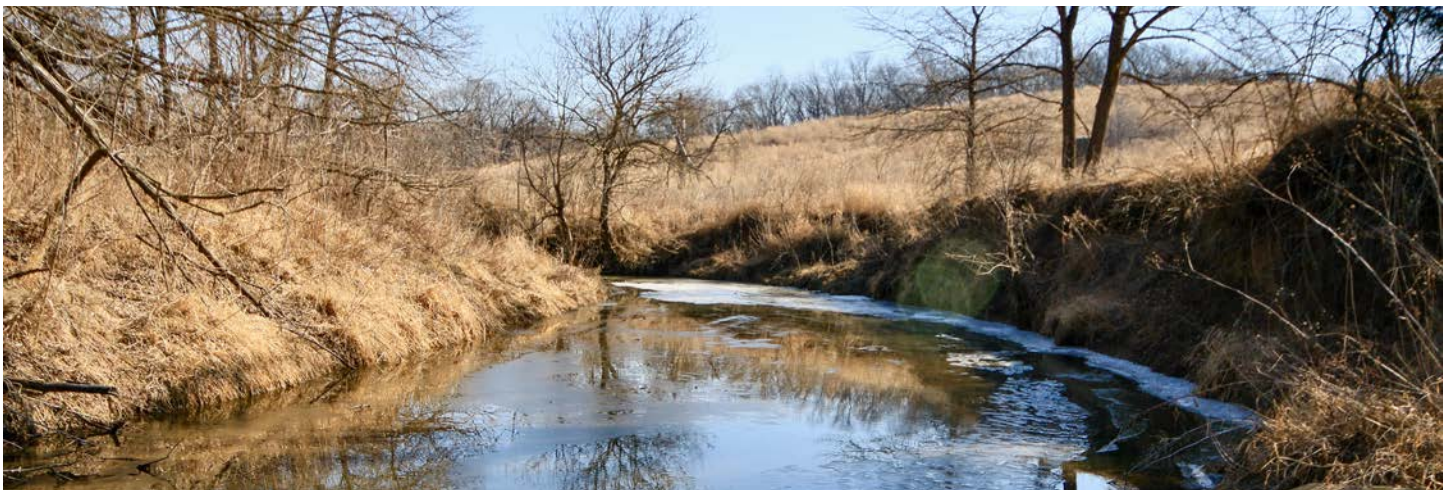
Strategically placed food plots, switchgrass bedding areas, and timbered draws of white oak and hickory provide the perfect habitat to attract and hold deer year-round. The property comes ready to hunt with five hard-sided blinds already in place, overlooking established food plots and prime travel corridors.



TWO PONDS



McGRUDER CREEK

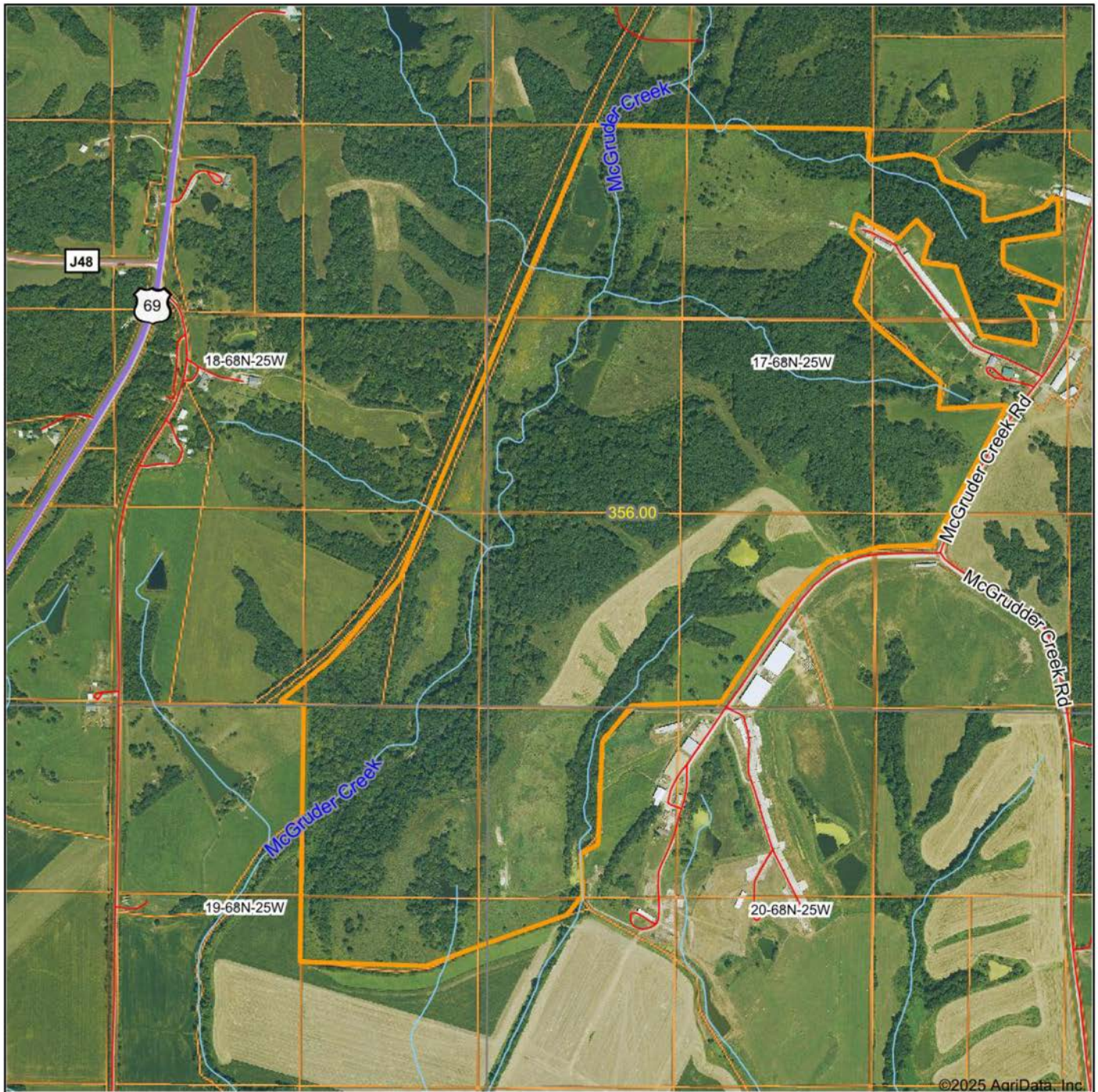


40'X60' INSULATED SHOP

Recently constructed 40'x64' shop with insulated walls, concrete floors, and two large roll-up doors. City water and electric service are already connected, offering convenience and functionality for storing equipment and preparing for the season.



AERIAL MAP



Maps Provided By:



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Boundary Center: 40° 41' 4.74, -93° 45' 44.85

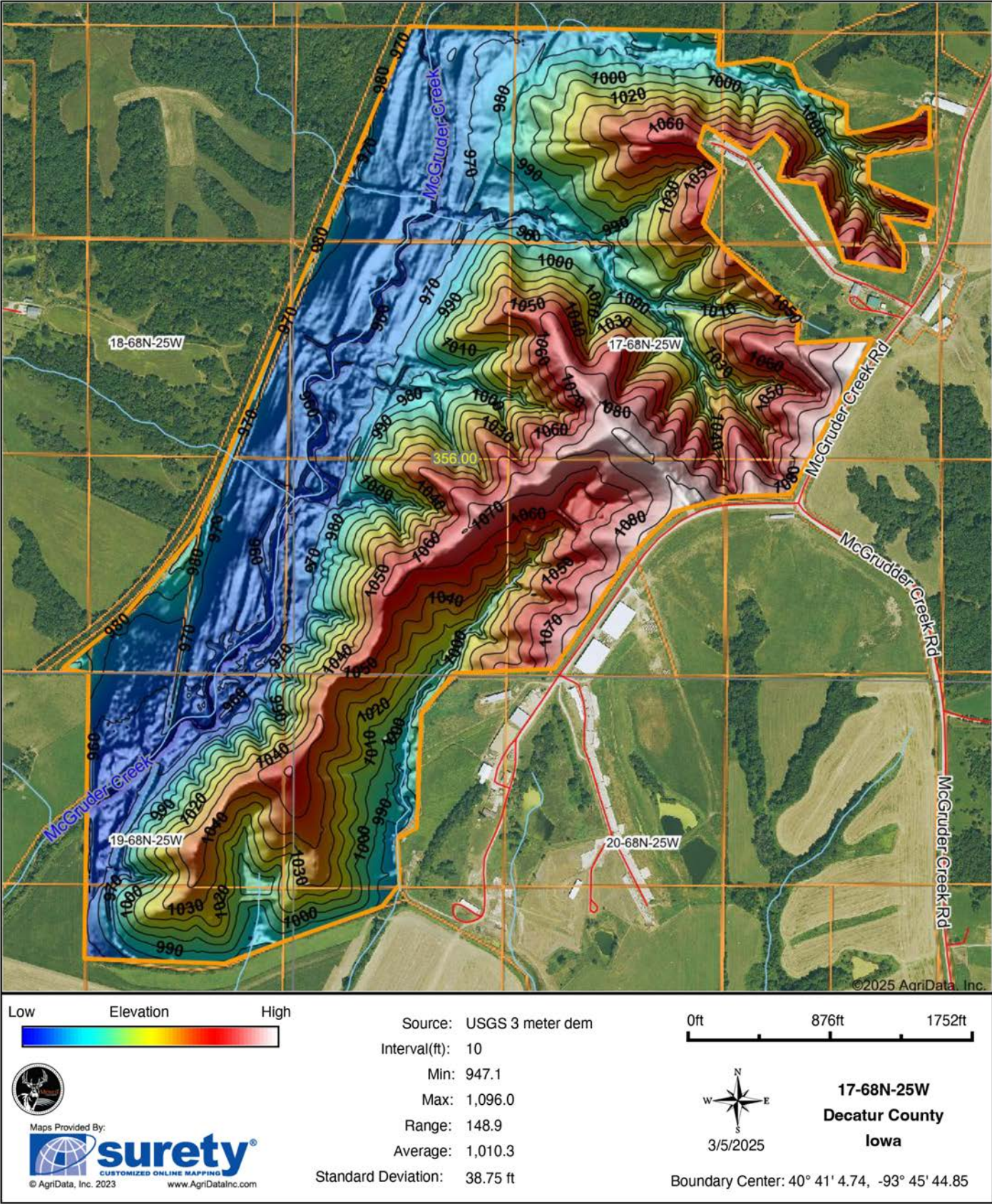
17-68N-25W
Decatur County
Iowa

0ft 1072ft 2145ft

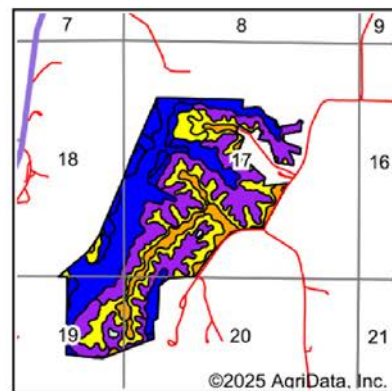
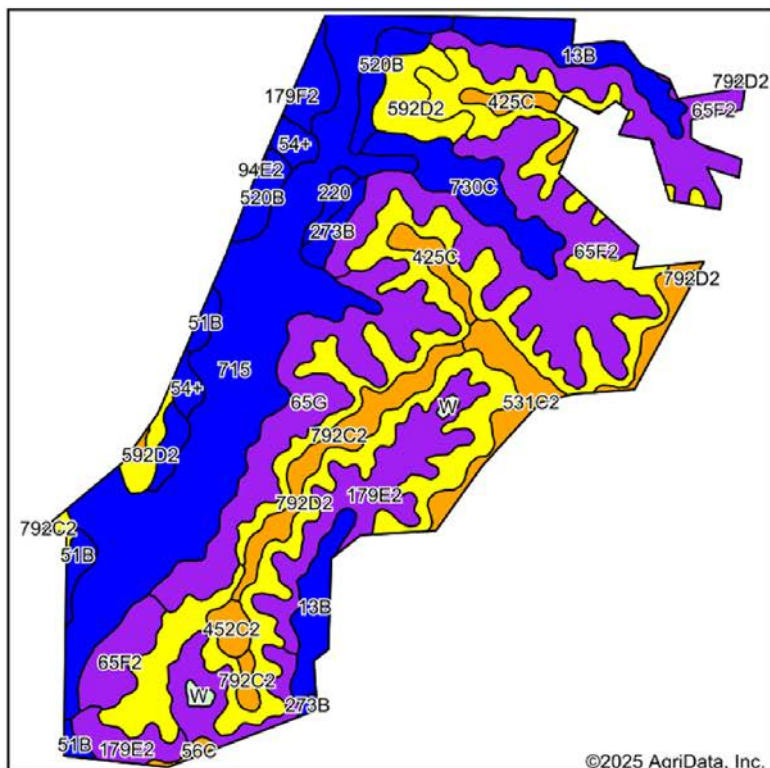


3/5/2025

HILLSHADE MAP



SOILS MAP



State: **Iowa**
 County: **Decatur**
 Location: **17-68N-25W**
 Township: **Eden**
 Acres: **356**
 Date: **3/5/2025**



Maps Provided By:



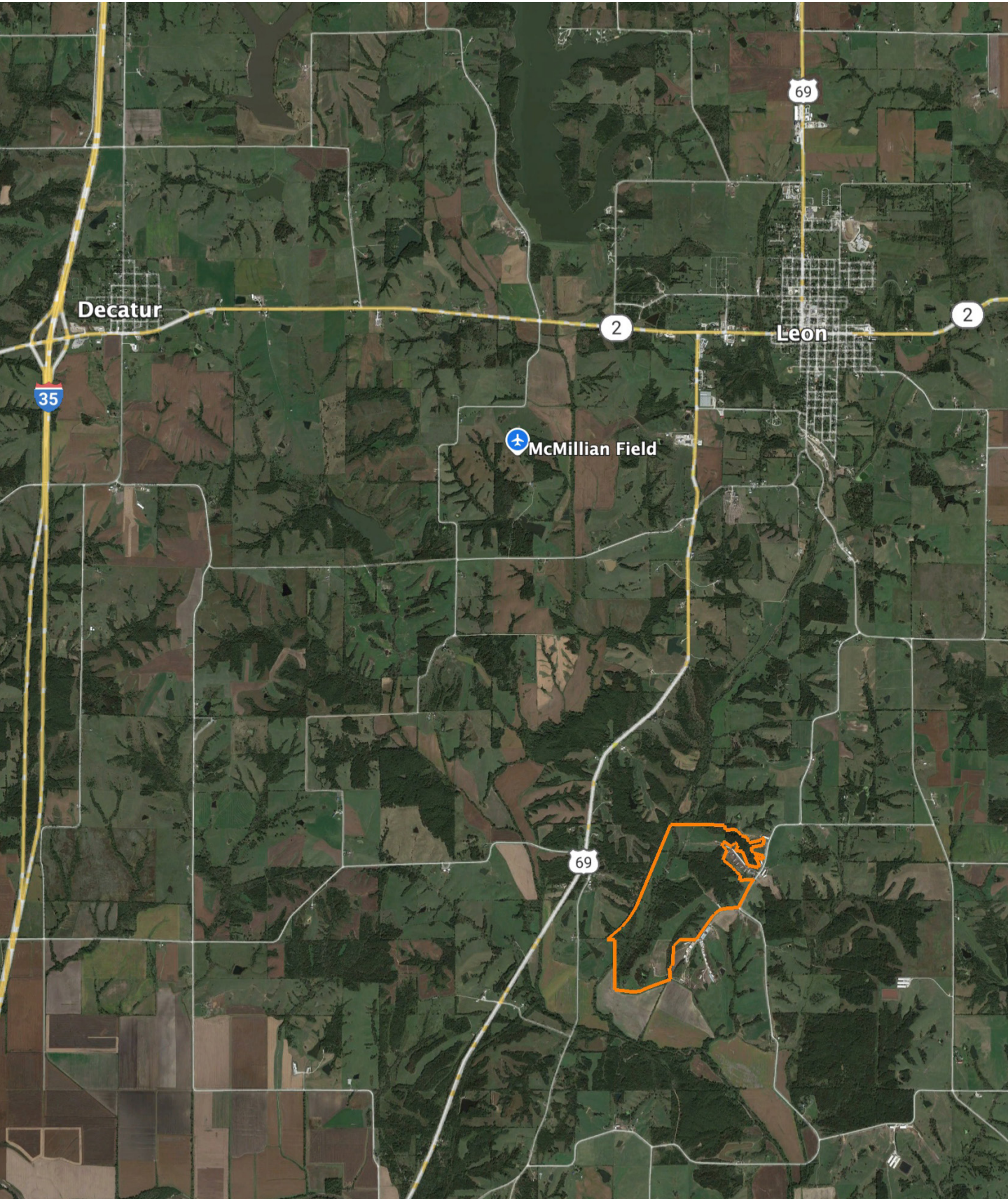
Area Symbol: IA053, Soil Area Version: 30

| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend | Restrictive Layer | Non-Irr Class *c | *i Corn Bu | *i Soybeans Bu | CSR2** | *n NCCPI Overall | *n NCCPI Corn | *n NCCPI Small Grains | *n NCCPI Soybeans |
|-------|--|-------|------------------|----------------------|-------------------|------------------|------------|----------------|--------|------------------|---------------|-----------------------|-------------------|
| 715 | Nodaway-Lawson-Klum complex, 0 to 3 percent slopes, occasionally flooded | 69.42 | 19.6% | | > 6.5ft. | IIw | 184.0 | 53.4 | 68 | 87 | 84 | 66 | 85 |
| 65F2 | Lindley clay loam, 18 to 25 percent slopes, moderately eroded | 58.61 | 16.5% | | > 6.5ft. | VIle | 110.4 | 32.0 | 11 | 50 | 50 | 35 | 36 |
| 425D2 | Keswick clay loam, 9 to 14 percent slopes, moderately eroded | 40.70 | 11.4% | | > 6.5ft. | IVe | 88.0 | 25.5 | 8 | 52 | 51 | 51 | 38 |
| 792D2 | Armstrong clay loam, 9 to 14 percent slopes, moderately eroded | 32.37 | 9.1% | | > 6.5ft. | IVe | 88.0 | 25.5 | 7 | 58 | 58 | 50 | 41 |
| 65G | Lindley loam, 18 to 40 percent slopes | 26.96 | 7.6% | | > 6.5ft. | VIle | 96.0 | 27.8 | 6 | 21 | 21 | 17 | 11 |
| 179E2 | Gara clay loam, 14 to 18 percent slopes, moderately eroded | 22.74 | 6.4% | | > 6.5ft. | VIe | 139.2 | 40.4 | 23 | 62 | 62 | 48 | 42 |
| 13B | Olmitz-Zook-Vesser complex, 0 to 5 percent slopes | 16.17 | 4.5% | | > 6.5ft. | IIw | 200.0 | 58.0 | 76 | 79 | 76 | 55 | 73 |

SOILS MAP CONTINUED

| | | | | | | | | | | | | | |
|------------------|---|-------|------|--|---------------------------------|------|-------|------|------|---------|---------|---------|---------|
| 730C | Cantril-Coppock-Nodaway complex, 2 to 9 percent slopes | 11.34 | 3.2% | | > 6.5ft. | Ilw | 192.0 | 55.7 | 76 | 90 | 90 | 73 | 80 |
| 531C2 | Kniffin silty clay loam, 5 to 9 percent slopes, moderately eroded | 10.86 | 3.1% | | > 6.5ft. | Ille | 80.0 | 23.2 | 48 | 62 | 56 | 60 | 60 |
| 792C2 | Armstrong clay loam, 5 to 9 percent slopes, moderately eroded | 10.67 | 3.0% | | > 6.5ft. | Ille | 123.2 | 35.7 | 24 | 60 | 60 | 54 | 41 |
| 592D2 | Mystic clay loam, 9 to 14 percent slopes, moderately eroded | 10.38 | 2.9% | | > 6.5ft. | IVe | 88.0 | 25.5 | 10 | 67 | 67 | 61 | 50 |
| 520B | Coppock silt loam, 2 to 5 percent slopes, rarely flooded | 9.73 | 2.7% | | > 6.5ft. | Ilw | 198.4 | 57.5 | 80 | 90 | 90 | 77 | 89 |
| 179F | Gara loam, 18 to 25 percent slopes | 8.44 | 2.4% | | > 6.5ft. | Vle | 120.0 | 34.8 | 19 | 55 | 55 | 38 | 41 |
| 220 | Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded | 6.05 | 1.7% | | > 6.5ft. | Ilw | 211.2 | 61.2 | 77 | 87 | 87 | 76 | 83 |
| 425C | Keswick loam, 5 to 9 percent slopes | 5.87 | 1.6% | | 0.6ft. (Abrupt textural change) | Ille | 115.2 | 33.4 | 36 | 60 | 57 | 60 | 46 |
| 51B | Vesser silt loam, 2 to 5 percent slopes, rarely flooded | 4.06 | 1.1% | | > 6.5ft. | Ilw | 190.4 | 55.2 | 75 | 93 | 74 | 45 | 93 |
| 54+ | Zook silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded, overwash | 3.93 | 1.1% | | > 6.5ft. | Ilw | 185.6 | 53.8 | 68 | 73 | 66 | 35 | 73 |
| 273B | Olmitz loam, heavy till, 2 to 5 percent slopes | 2.91 | 0.8% | | > 6.5ft. | Ile | 224.0 | 65.0 | 81 | 91 | 91 | 71 | 77 |
| 452C2 | Lineville silt loam, 5 to 9 percent slopes, moderately eroded | 2.35 | 0.7% | | > 6.5ft. | Ille | 80.0 | 23.2 | 46 | 71 | 71 | 56 | 52 |
| W | Water | 1.12 | 0.3% | | > 6.5ft. | | 0.0 | 0.0 | 0 | | | | |
| 56C | Cantril loam, 5 to 9 percent slopes | 0.80 | 0.2% | | > 6.5ft. | Ille | 193.6 | 56.1 | 76 | 92 | 92 | 71 | 77 |
| 831C2 | Pershing silty clay loam, terrace, 5 to 9 percent slopes, moderately eroded | 0.40 | 0.1% | | > 6.5ft. | Ille | 80.0 | 23.2 | 64 | 69 | 69 | 65 | 57 |
| 94E2 | Caleb-Mystic complex, 9 to 18 percent slopes, moderately eroded | 0.12 | 0.0% | | > 6.5ft. | Vle | 99.2 | 28.8 | 29 | 70 | 70 | 55 | 50 |
| Weighted Average | | | | | | *- | 133.1 | 38.6 | 34.3 | *n 63.7 | *n 62.3 | *n 50.8 | *n 53.1 |

OVERVIEW MAP



AGENT CONTACT

Heath Martin has deep roots in the heart of rural America. Growing up amidst the cattle and timber industries, he developed a lifelong passion for the outdoors, particularly hunting and fishing. With extensive knowledge of land management for cattle, timber, whitetail deer and hunting in the Midwest, Heath stands out as a leading land agent in the region.

Heath earned his wildlife biology degree from Arkansas Tech University. Before joining Midwest Land Group, he gained diverse experience in land surveying, the oil and gas industry, wildlife management, and with the National Forest Service. "My love for land, the outdoors, and hunting is what drives me," Heath says. "Being a land agent allows me to blend all these passions into one fulfilling career. I truly enjoy connecting with buyers and sellers about their land needs."

Heath possesses a wealth of expertise in deeds, leases, environmental regulations, and land management, complemented by a notable track record in deer, turkey, and bear hunting. After successfully transforming his in-laws' family ranch from a working cattle operation into a premier hunting destination in the Ouachita Mountains, Heath and his wife, Lindsey, now reside in Osceola, Iowa. Together, they own and manage properties across multiple states, further enhancing his ability to assist clients in finding or developing their ideal hunting properties.

In addition to his real estate career, Heath is a published outdoor writer and videographer. He holds QDMA Level 1 certification and is a former national and world champion amateur 3D archer, with a passion for bowhunting across North America. Whether you're seeking a perfect piece of land for recreation, investment, or conservation, Heath is ready to help you achieve your goals. Start your journey by sharing your vision with him today.



HEATH MARTIN, LAND AGENT
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