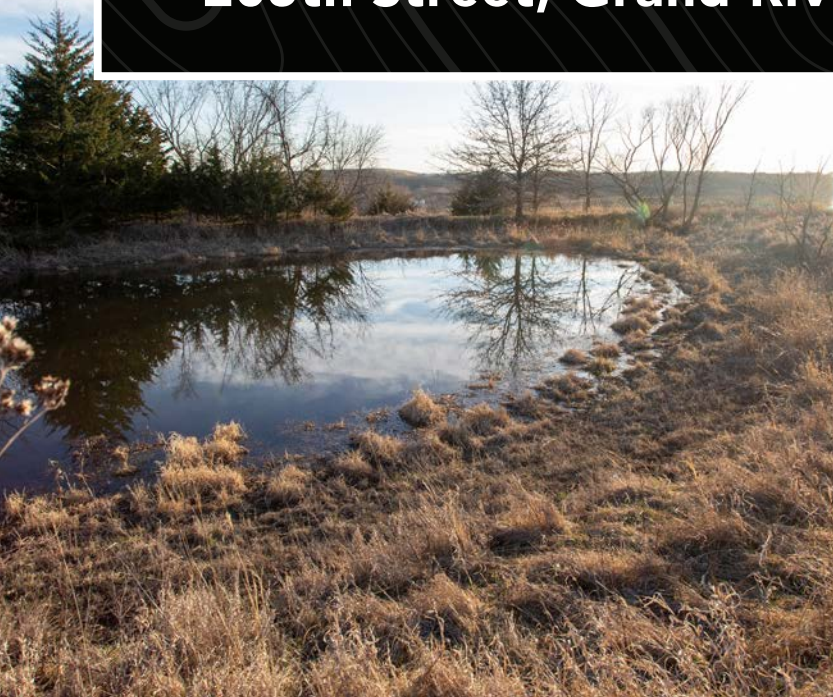


MIDWEST LAND GROUP PRESENTS



75 ACRES
DECATUR COUNTY, IA

205th Street, Grand River, Decatur, Iowa, 50108



MIDWEST LAND GROUP IS HONORED TO PRESENT

HUNTING WITH INCOME IN DECATUR COUNTY

Midwest Land Group is proud to present 75 +/- acres located south of Grand River in Decatur County, Iowa. It is a beautiful combination farm that has access from both the south and east. Approximately 33 +/- acres are currently in row crop with an average CSR2 of 40 and 9 +/- of those acres are above 62 CSR2. Several large draws make up the rest of the farm with a mix of oak, grasses, and cedar making for great wildlife habitat. This part of Decatur county is well known for producing giant whitetails. For the hunter, this farm is a blank slate

to design to your liking. The topography creates some ideal locations to place food plots while being secluded from the road. There are multiple ponds and a good pocket of marketable walnut and white oak timber in the west draw. Also, multiple build locations that offer fantastic views! If your looking for an income producing hunting farm in south central Iowa reach out to Land Agent Patrick Cutter for more information or to set up your private showing!



PROPERTY FEATURES

PRICE: **\$393,750** | COUNTY: **DECATUR** | STATE: **IOWA** | ACRES: **75**

- 33 +/- tillable acres
- Great wildlife habitat
- Well-known big buck neighborhood
- Multiple ponds
- Marketable timber
- Two-sided access
- Build locations
- Water/electric at the road

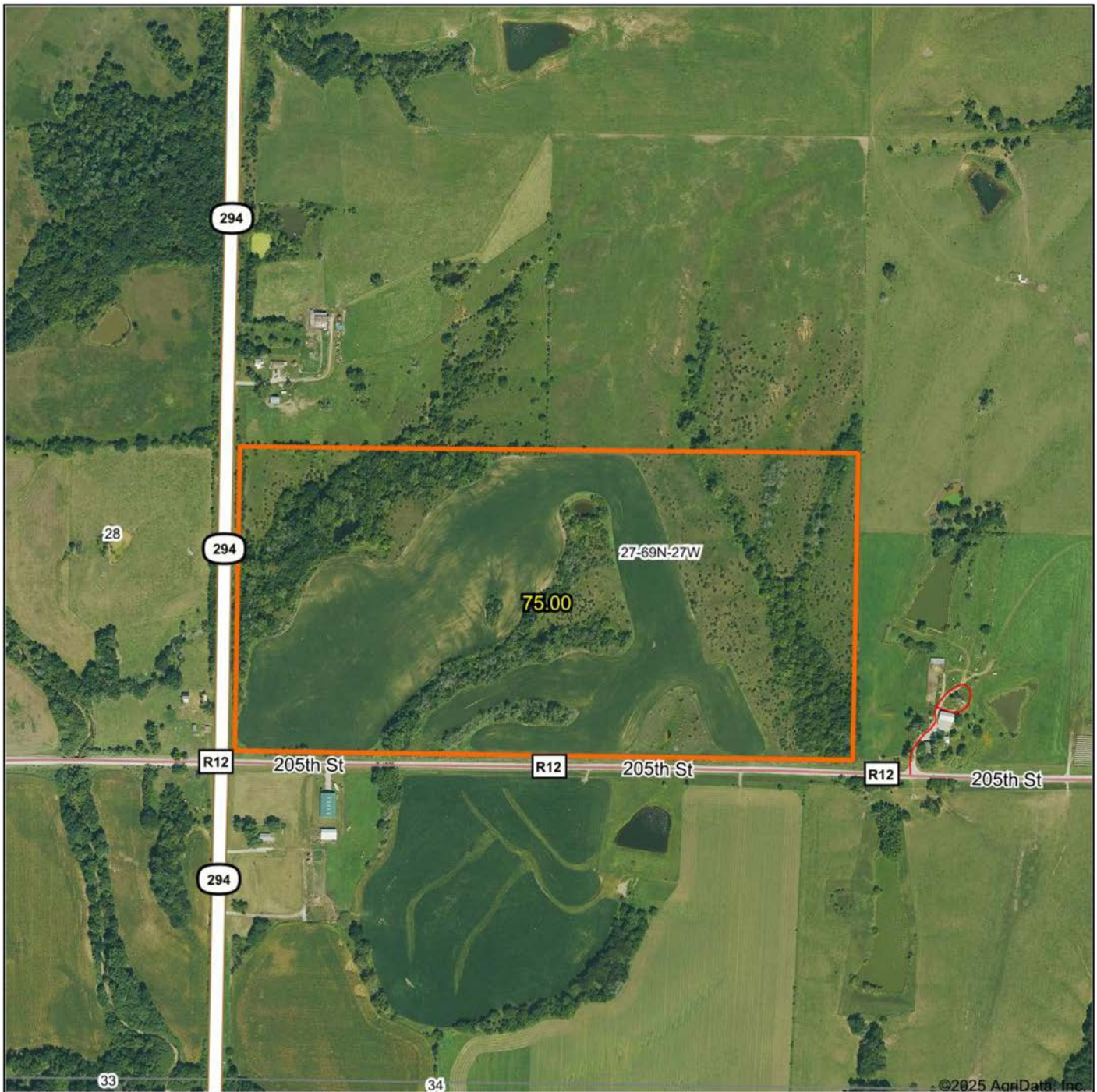
MARKETABLE TIMBER



33 +/- TILLABLE ACRES



AERIAL MAP



Maps Provided By:



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www.AgrIDataInc.com

Boundary Center: 40° 44' 39.59, -93° 57' 9.59

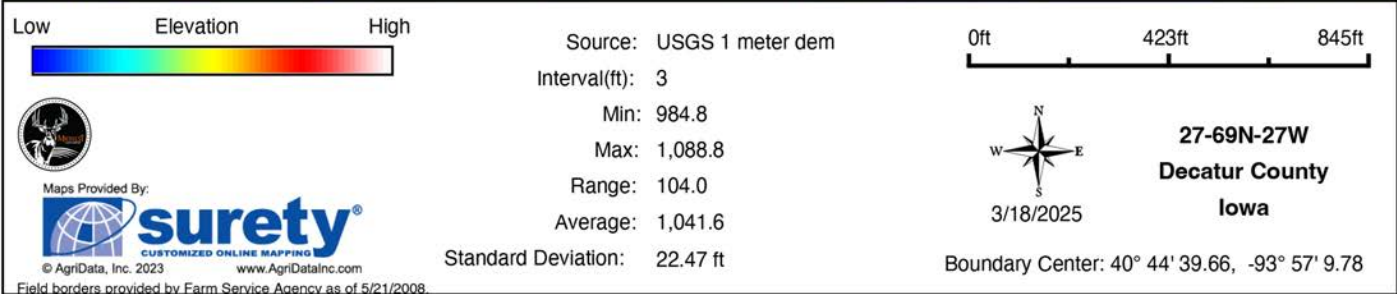
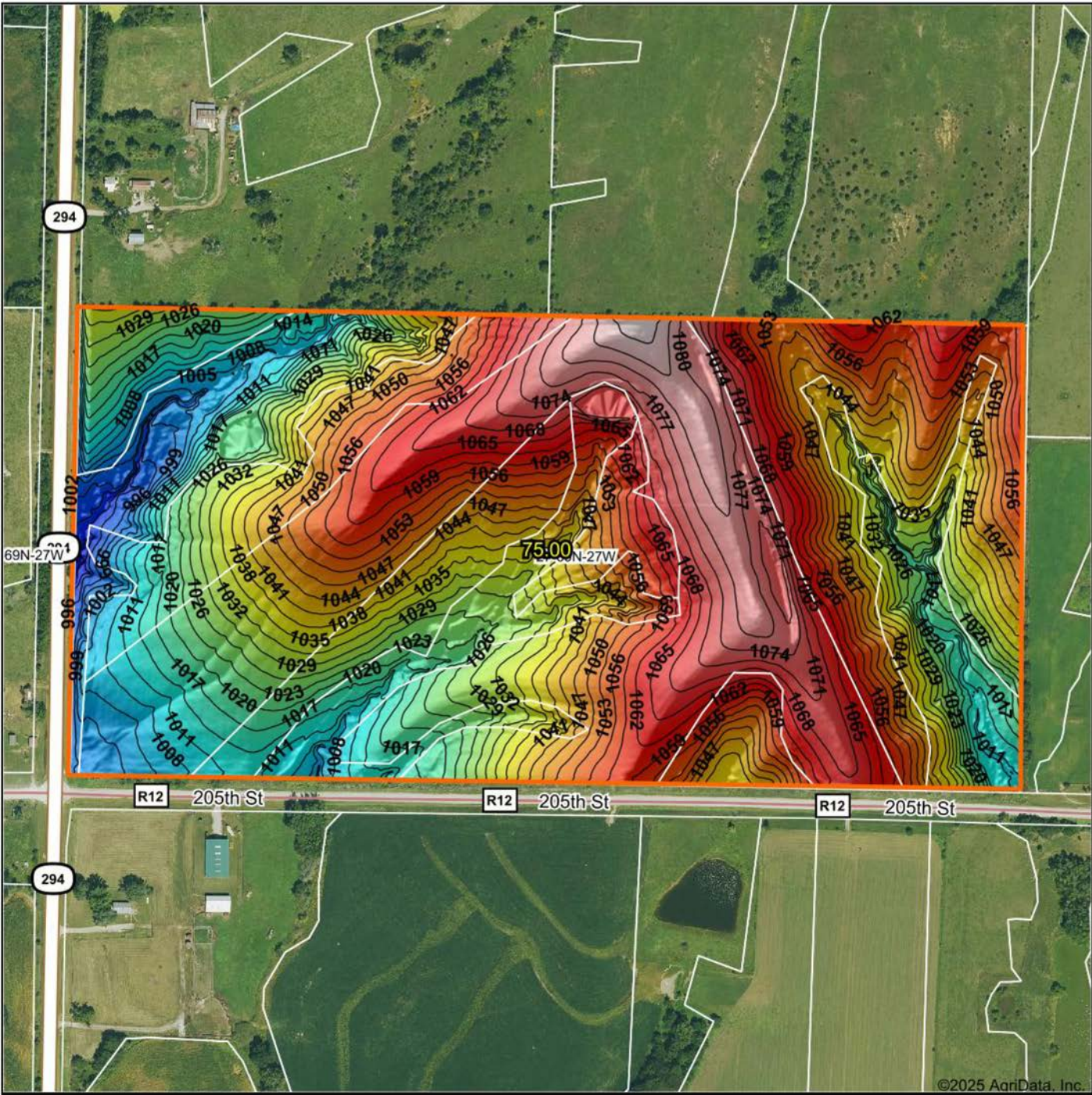
27-69N-27W
Decatur County
Iowa

0ft 646ft 1293ft

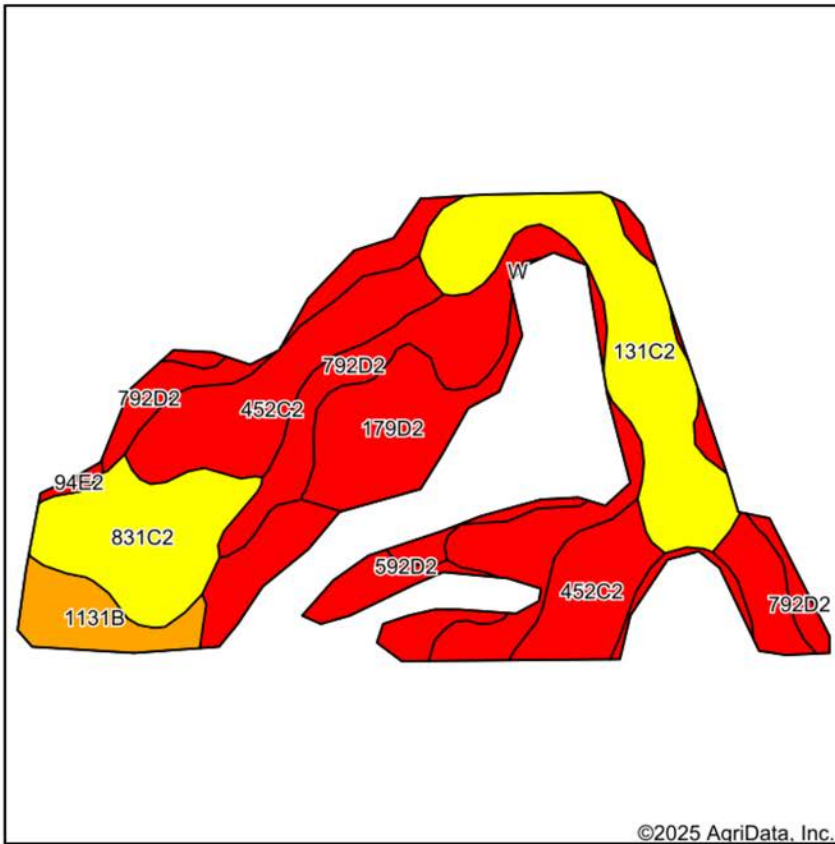


2/28/2025

HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Decatur**
 Location: **27-69N-27W**
 Township: **Grand River**
 Acres: **32.79**
 Date: **2/28/2025**



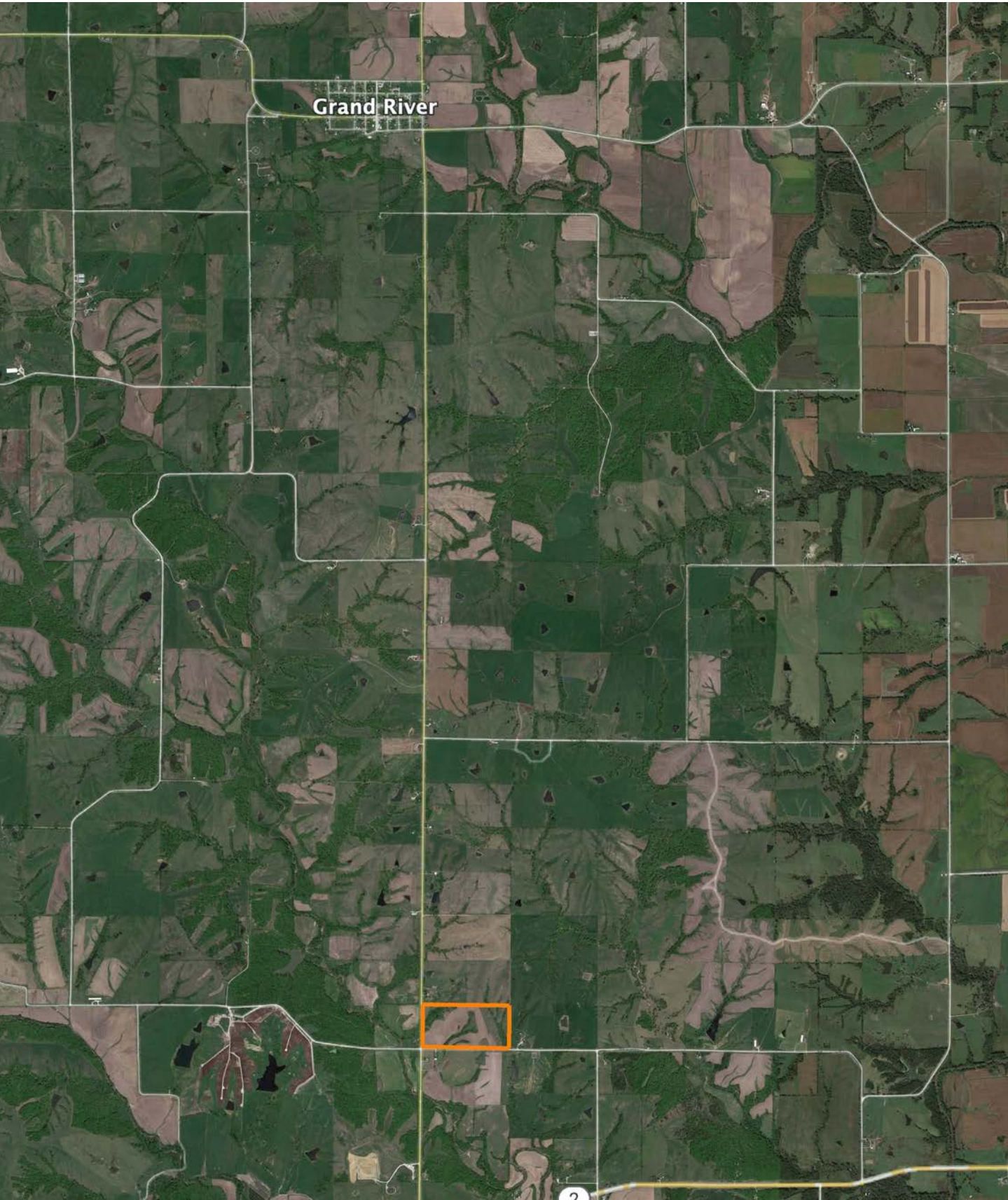
Maps Provided By:



Area Symbol: IA053, Soil Area Version: 30

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
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	8.25	25.2%		IVe	88.0	25.5	7	13	58	58	41
452C2	Lineville silt loam, 5 to 9 percent slopes, moderately eroded	6.84	20.9%		IIle	80.0	23.2	46	31	71	71	52
131C2	Pershing silty clay loam, 5 to 9 percent slopes, moderately eroded	5.78	17.6%		IIle	80.0	23.2	62	45	68	68	56
831C2	Pershing silty clay loam, terrace, 5 to 9 percent slopes, moderately eroded	3.82	11.6%		IIle	80.0	23.2	64	40	69	69	57
179D2	Gara clay loam, 9 to 14 percent slopes, moderately eroded	3.53	10.8%		IVe	163.2	47.3	43	43	72	71	53
592D2	Mystic clay loam, 9 to 14 percent slopes, moderately eroded	2.66	8.1%		IVe	88.0	25.5	10	5	67	67	50
1131B	Pershing silt loam, terrace, 2 to 5 percent slopes	1.65	5.0%		IIle	80.0	23.2	71	65	73	73	66
94E2	Caleb-Mystic complex, 9 to 18 percent slopes, moderately eroded	0.26	0.8%		VIe	99.2	28.8	29	5	70	70	50
Weighted Average					3.46	91.8	26.6	39	30.7	*n 66.8	*n 66.7	*n 51.2

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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