

MIDWEST LAND GROUP PRESENTS



CLAYTON COUNTY, IA

91 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PREMIUM HUNTING & RECREATIONAL FARM IN NORTHEAST IOWA

Discover this incredible recreational farm located just east of the town of Volga in Clayton County! This is one of the best hunting farms to hit the market in northeast Iowa in quite some time. This newly surveyed property has it all and is nestled along pavement with multiple accesses and newer gates, and a fence that protect the boundaries. There are miles of maintained trails throughout the property for amazing access. A hillside ridge and the natural topography of the farm block most of the farm from the road, making wildlife feel very comfortable and secure while also lending itself to short & protected access to and from stands and blinds without being seen. The layout of this farm is incredible for serious hunters and is a must-see in person!

There is a great mix of diversity in the timbered acres that are also in forest reserve. A lot of the focus and attention on the TSI work that has been completed in pockets of the farm has been targeted at improving deer bedding habitat and opening the canopy to generate new growth and browse for wildlife. Beautiful walnuts and oaks are found throughout the property. Natural springs on the property provide a reliable year-round water source for deer and turkey.

The farm has incredible sites for building opportunities should one want to build a shop, a cabin, or a home on the property. There are multiple locations on the property

that one could choose from. You'd have amazing views over the valley and would be located on blacktop, with these locations having zero impact on the pressure on the farm. Fiber optic internet is buried along the entire road frontage of the property, and electric is accessible along the western 1/3rd of the property.

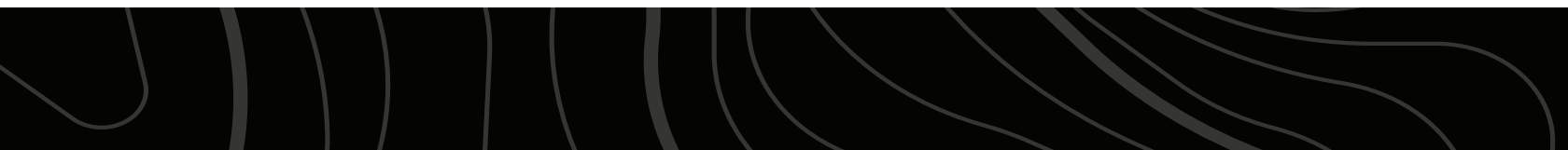
17.83 acres in CRP provide an annual return of \$3,222. Over 5+ acres of established food plots in clover, brassicas, and beans this past season provided a great diversity of food and kept a large number of deer on the property all year. There are additional open acres on the property as well, including a ½ acre parking location on the east corner of the farm and 4+ acres of open ground right along the road frontage further to the west near the west gate.

If you've been looking for a turn-key northeast Iowa farm and want to consistently have a farm with big whitetails, you do not want to miss this opportunity. This neighborhood is well documented and has a history of fantastic genetics, as you'll see in the trail camera photos. This is an absolutely beautiful set-up, and rarely do farms of this caliber hit the open market in this area. Showings are by appointment only. Please contact Land Agent Kyle Steinfeldt at (641) 485-7909 for more information and to schedule a showing today.

PROPERTY FEATURES

PRICE: **\$750,000** | COUNTY: **CLAYTON** | STATE: **IOWA** | ACRES: **91**

- A quarry area perfect for a cabin — naturally sheltered and private
- A hillside ridge gives excellent access to food plots without disturbance
- Proximity to Volga and the scenic Volga River adds to the recreational appeal
- The neighborhood is rich with hunting history and habitat management
- Paved road frontage for easy, year-round access
- New fencing and gates secure the boundaries
- Multiple build sites offering stunning views of the landscape
- Springs throughout the property provide year-round water sources
- CRP income: 17.83 acres enrolled at \$180.72/acre - \$3,222 annually
- CP38E-25 expiring in 2030
- 28.67 DCP open acres of which 17.83 are in CRP
- 5+ acres of established food plots (Clover, Brassicas, Row Crop)
- TSI (Timber Stand Improvement) projects have been completed
- Miles of well-maintained trails weave through the property
- Diverse timber, including mature oaks and walnuts
- Fiber internet available, electric accessible
- Documented deer history in a genetic pocket known for giant whitetails
- Strong turkey population
- Timber Reserve Tax Exempt – Annual Taxes: \$454
- New survey completed
- Shown by appointment only



91 +/- ACRES



5+ ACRES OF ESTABLISHED FOOD PLOTS

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MILES OF WELL-MAINTAINED TRAILS



NEW FENCING & GATES



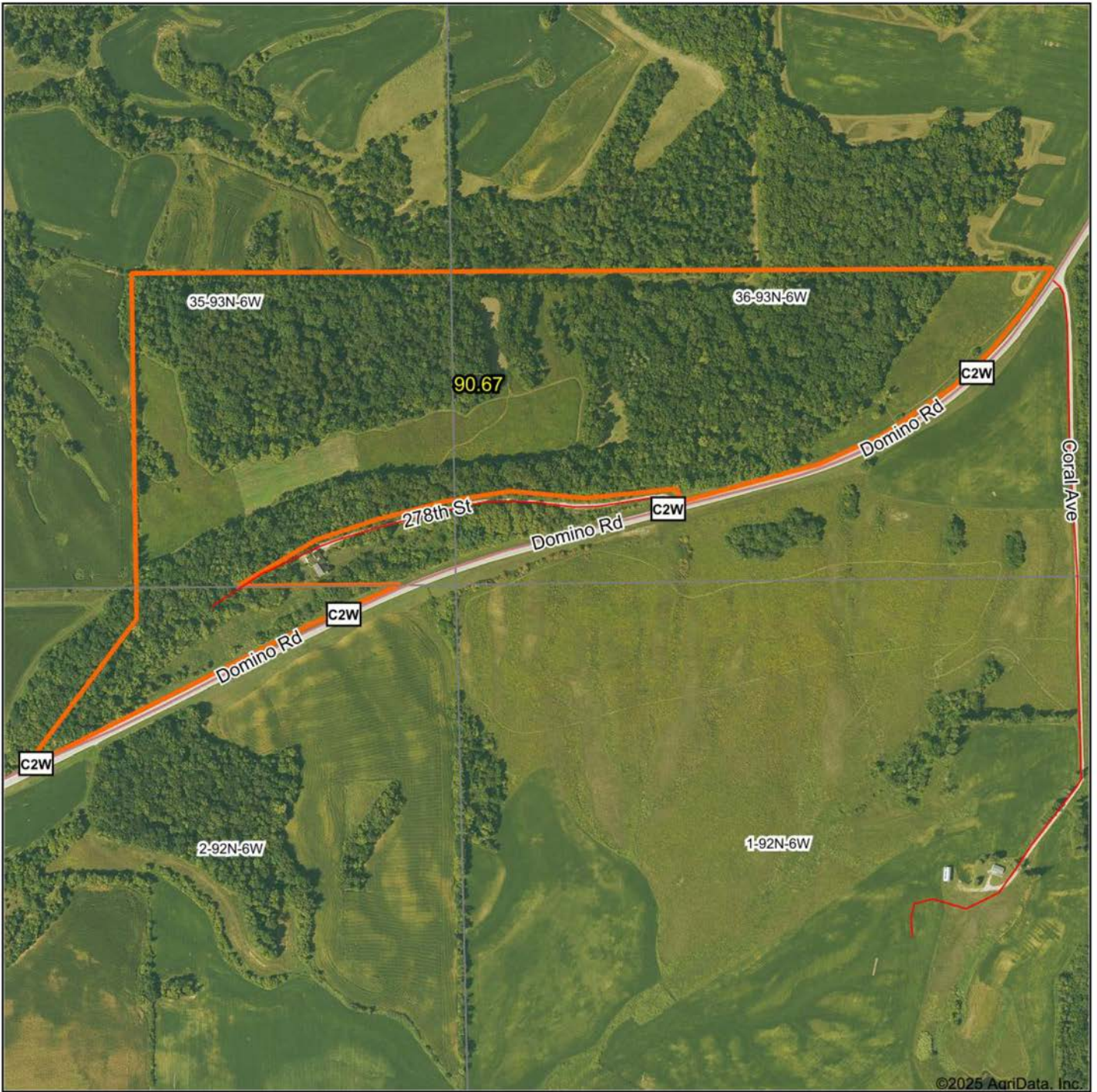
17.83 ACRES IN CRP



TRAIL CAM PHOTOS



AERIAL MAP



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Boundary Center: 42° 49' 11.23, -91° 30' 22.41



Maps Provided By:



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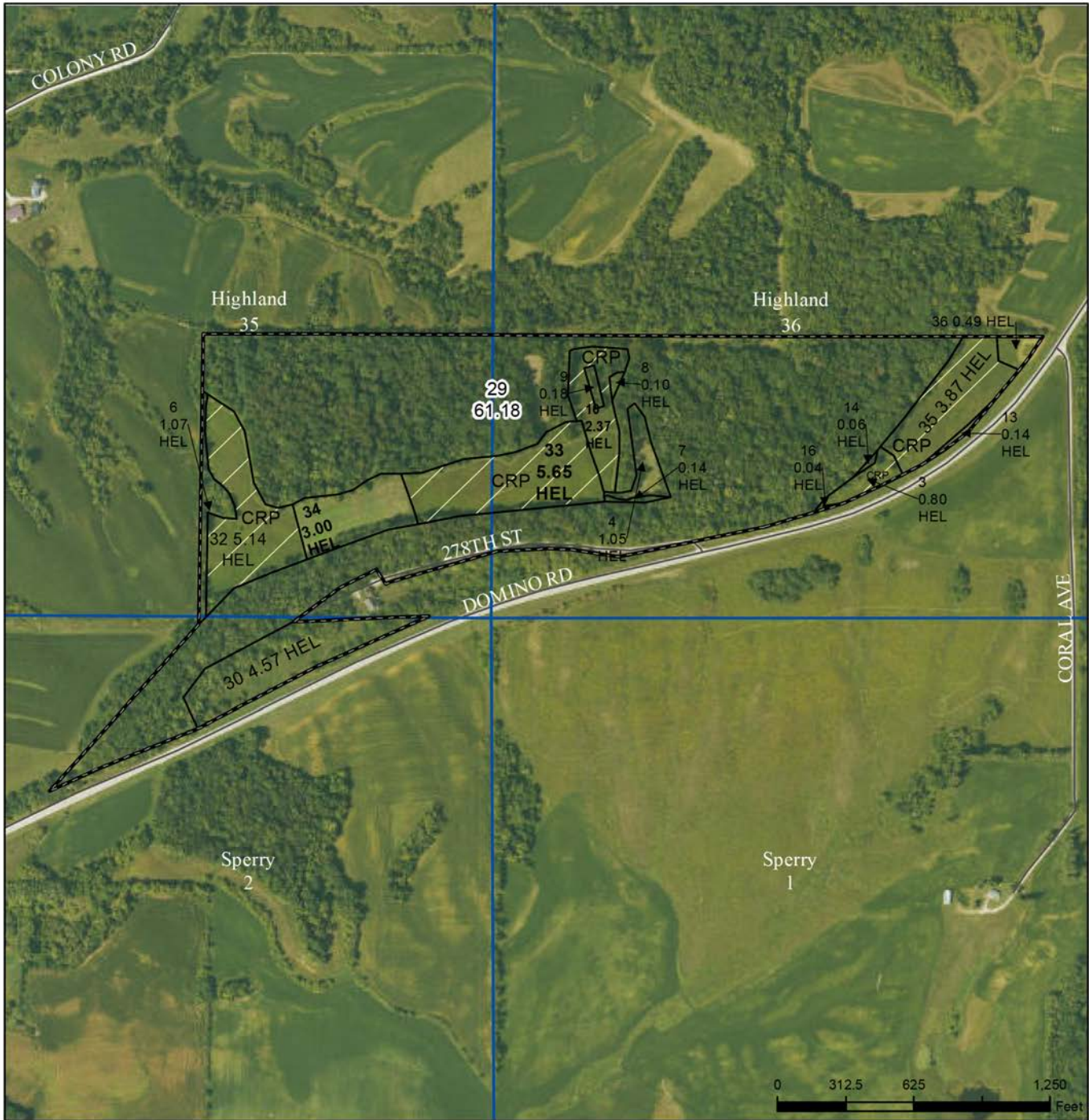
www.AgriDataInc.com

36-93N-6W
Clayton County
Iowa



3/18/2025

USDA MAP



Legend

- Non-Cropland
- Cropland
- CRP
- Tract Boundary
- Iowa PLSS
- Iowa Roads

Wetland Determination

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 28.67 acres

All Land Non-Irrigated

2025 Program Year

Map Created October 01, 2024

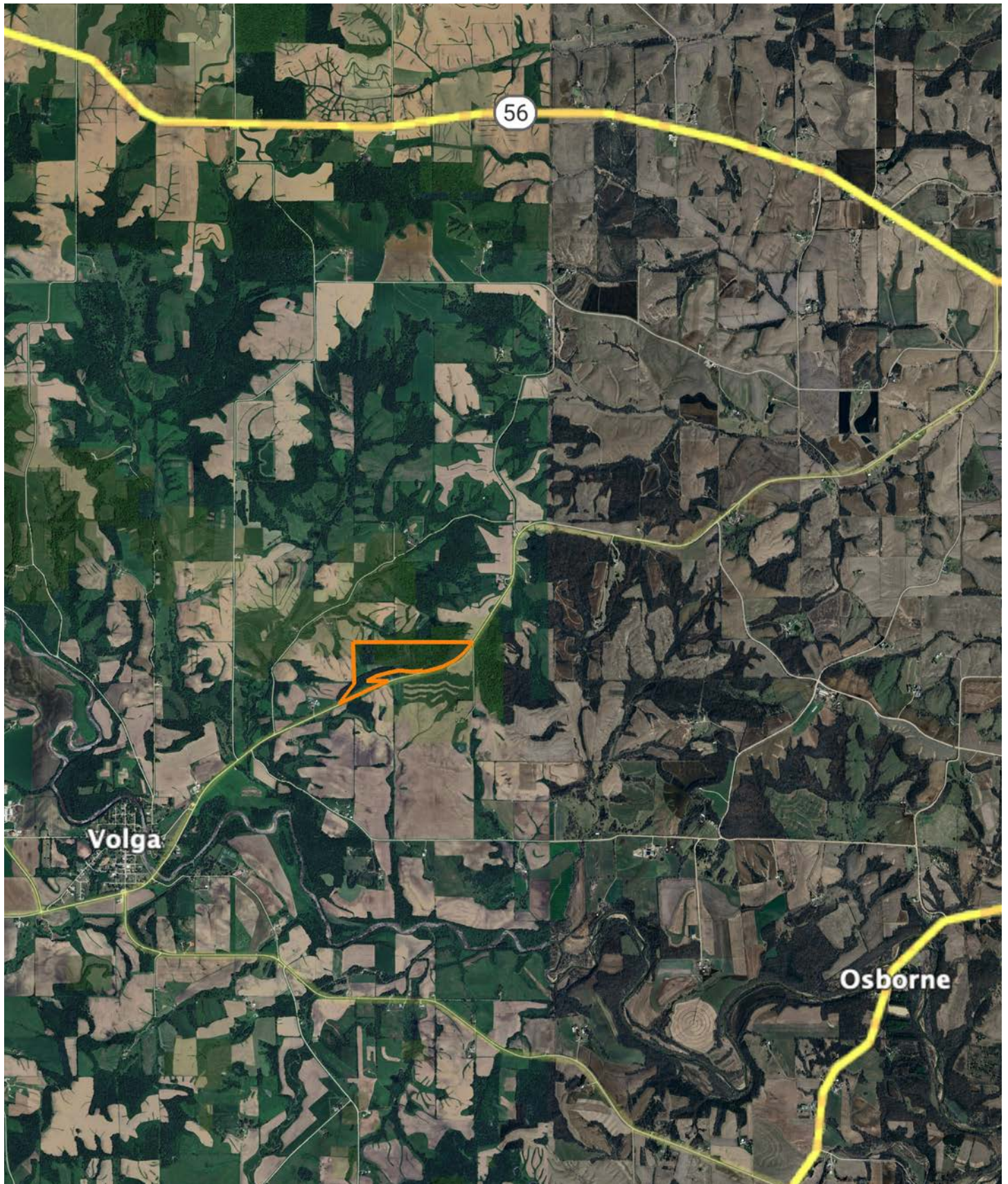
Farm 8381

Tract 6876

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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!



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