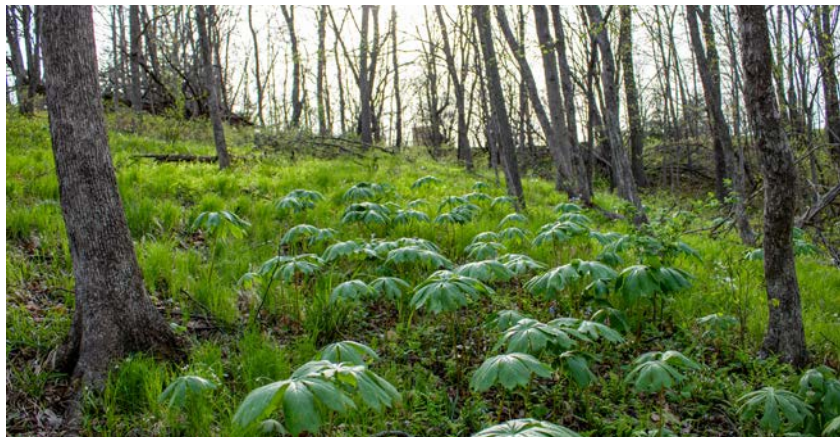


MIDWEST LAND GROUP PRESENTS



JEFFERSON COUNTY, IA

215 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SKUNK RIVER WHITETAIL FARM WITH CRP INCOME

It is a great honor to bring this exceptional multi-generational farm to market. This stunning 215 +/- acre property offers the perfect combination of recreation, exceptional income, and dream-worthy whitetail hunting. Located in the heart of southeast Iowa's legendary Skunk River whitetail country, this farm sits near the Jefferson and Henry County line and is truly a premium recreational property featuring over 1 full mile of Skunk River frontage, multiple ponds, springs and creeks, tillable land in CRP, food plots, a diverse mix of beautiful timber, and more!

Held within the same family for over four generations, this is a rare opportunity to own a truly remarkable piece of Iowa's farmland heritage. They say you may only get one shot at buying a farm in your lifetime - this is one of those rare opportunities. This 50/50 combination farm features 122 +/- certified tillable acres currently in CRP with contracts that expire between 2026 and 2031, with a total annual income of \$29,485.

The main access runs to the east along the south side of the property out of the line of sight blocked by CRP providing strategic access to both north and south stand locations and fully networked with a great trail system that works its way further east into a bottom of CRP that is enrolled in a pollinator program and timber along the river. Further to the north, another food plot and secluded meadows of CRP are surrounded by beautiful hardwood timber and the river.

Whether you plan to continue conservation practices, expand food plots, or enhance and take advantage of the tillable production, the future opportunities here are endless. The bottom tillable ground in pollinator expires in the fall of 2026, offering flexibility to re-enroll in available programs in 2027, farm the acres, or

cash rent them to a local farmer, of which there has been expressed interest.

The layout of the farm creates exceptional hunting opportunities. A natural pinch point on the southeast corner, where the hillside meets the river, funnels deer into a 40-yard wide timber travel corridor - a dream setup for all-day rut hunts. While photographing the property, a bachelor group of five plus bucks was observed feeding in the newly burned CRP, along with several turkeys showcasing the favorable habitat that wildlife love. There are several options for great archery stand locations throughout the property, as well as late-season food plots. More acres could be added to food plots on the main top field as part of the program it's in without buying out any acres and without penalty fees. Up to 10% of the field, not to exceed 5 acres. There are some great locations in this field for expanding or moving the existing top plot, and access would be fantastic.

The north pond is fully stocked and ready to fish! Beautiful natural springs and creeks traverse the farm and offer wildlife plenty of opportunities for water on different parts of the farm.

This offering includes approximately 225 +/- total acres, with finalizing of deed and title for an additional 10 +/- contiguous acres gained through river egression. The full 225 +/- acreage is expected to be conveyed to the new owner upon the successful completion of the legal documentation already in progress.

Don't miss your chance to own a once-in-a-lifetime farm in one of Iowa's most sought-after whitetail regions. For more information or to schedule a private showing, contact Land Agent Kyle Steinfeld today!

PROPERTY FEATURES

PRICE: **\$1,475,000** | COUNTY: **JEFFERSON** | STATE: **IOWA** | ACRES: **215**

- 215 +/- deeded acres currently - expected to be 225 +/- prior to closing
- 2 ponds (one is fully stocked, ready to fish)
- Over 1 full mile of Skunk River frontage
- \$29,485 in annual CRP payment income (contract info below)
- 122 +/- certified tillable acres
- Multiple existing food plots (ability to be moved per FSA)
- Additional food plot acres available as well
- Various CRP programs for habitat and income
- 10 acres in CP9 expires in 2031, paying \$271.02/acre
- 57.83 acres in CP42 expiring fall of 2026, paying \$284.01/acre
- 43.7 acres in CP38E-12/25 expiring fall of 2030, paying \$173.00/acre
- 5.68 acres in CP21 expiring fall of 2030, paying \$273.59/acre
- 3.51 acres in CP21 expiring fall of 2031, paying \$352.47/acre
- Taxes approximately \$5,058
- Diverse timber mix
- Great trail system throughout the farm
- Feeder creeks/springs
- Major travel corridor for whitetails
- 10 miles south of Washington, IA
- 5 miles east of Brighton, IA
- 3 miles west of Wayland, IA
- Multiple ideal locations to build a home, lodge, or storage buildings
- Heavy deer and turkey population
- Gorgeous views over the Skunk River bottom
- In the same family for 4+ generations
- \$6,555 per acre
- Shown by appointment only



TILLABLE LAND IN CRP

This 50/50 combination farm features 122 +/- certified tillable acres currently in CRP with contracts that expire between 2026 and 2031, with a total annual income of \$29,485.



1 FULL MILE OF SKUNK RIVER FRONTAGE



GREAT TRAIL SYSTEM



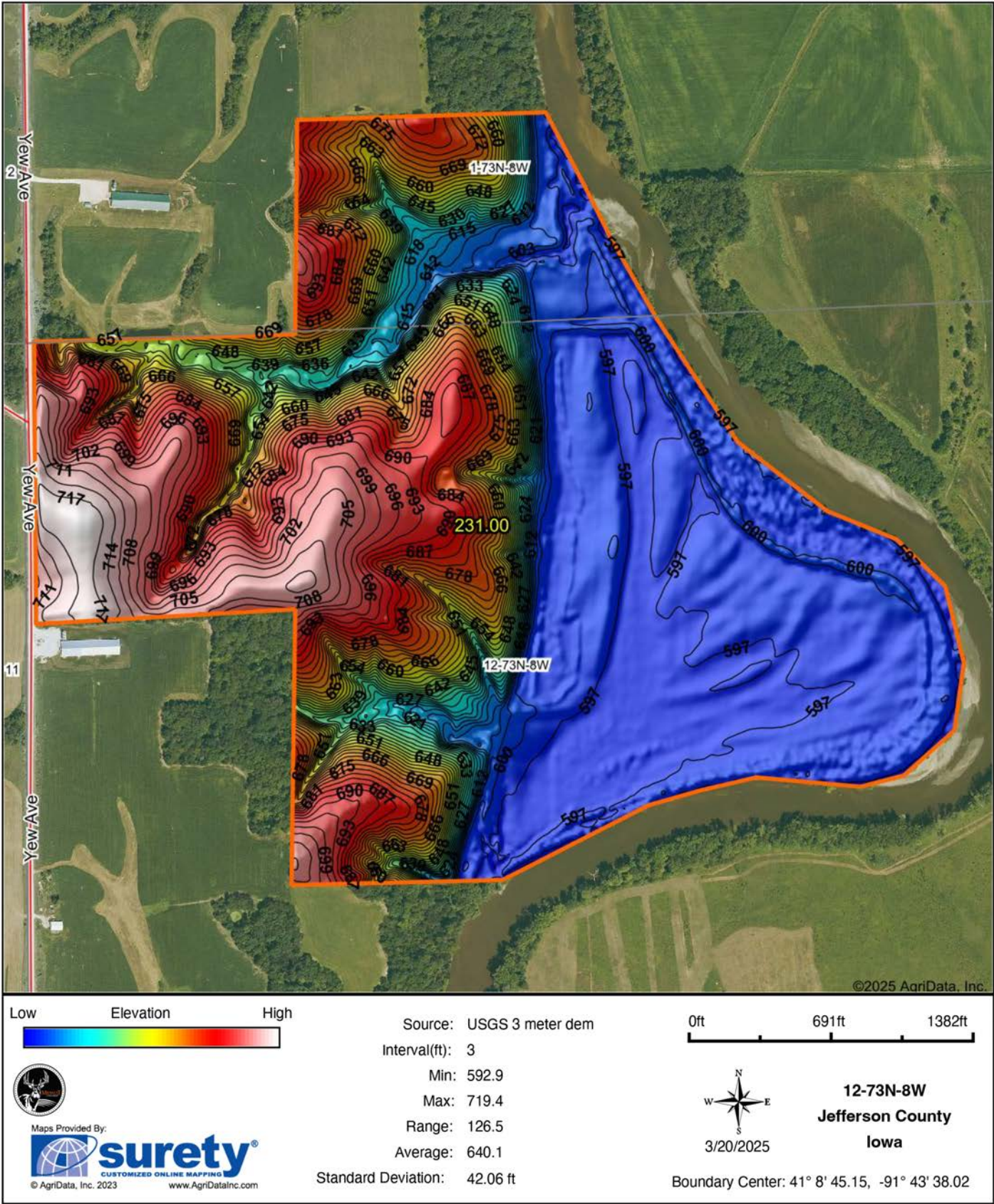
DIVERSE TIMBER MIX



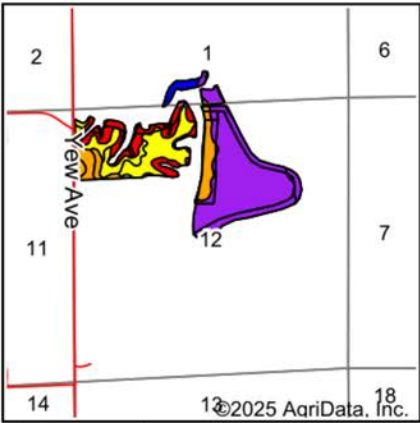
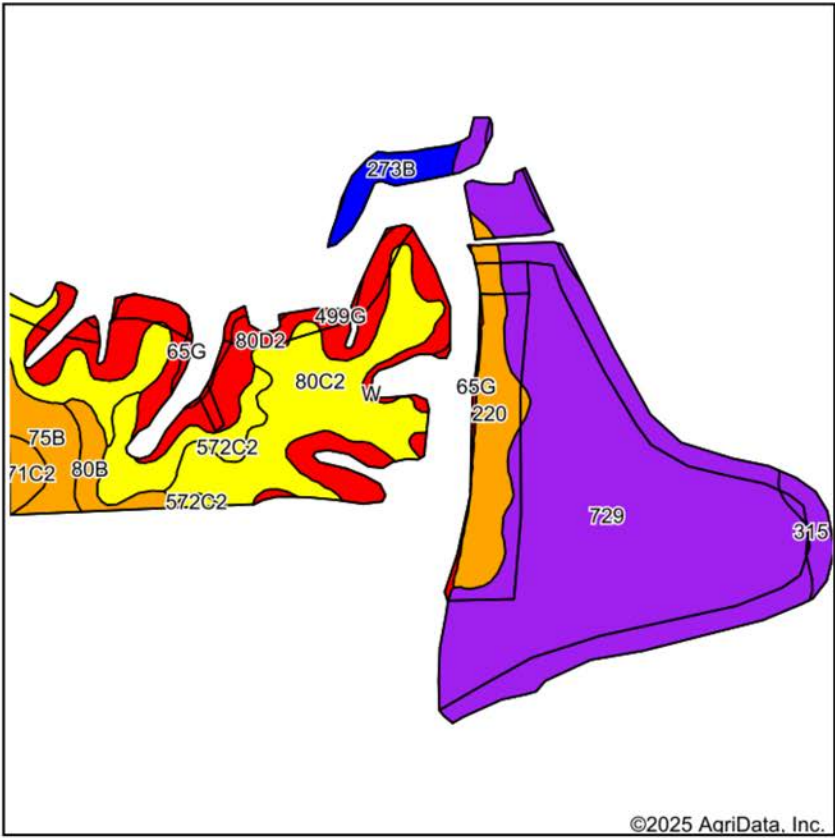
ADDITIONAL PHOTOS



HILLSHADE MAP



SOILS MAP



State: **Iowa**
County: **Jefferson**
Location: **12-73N-8W**
Township: **Walnut**
Acres: **122.73**
Date: **3/20/2025**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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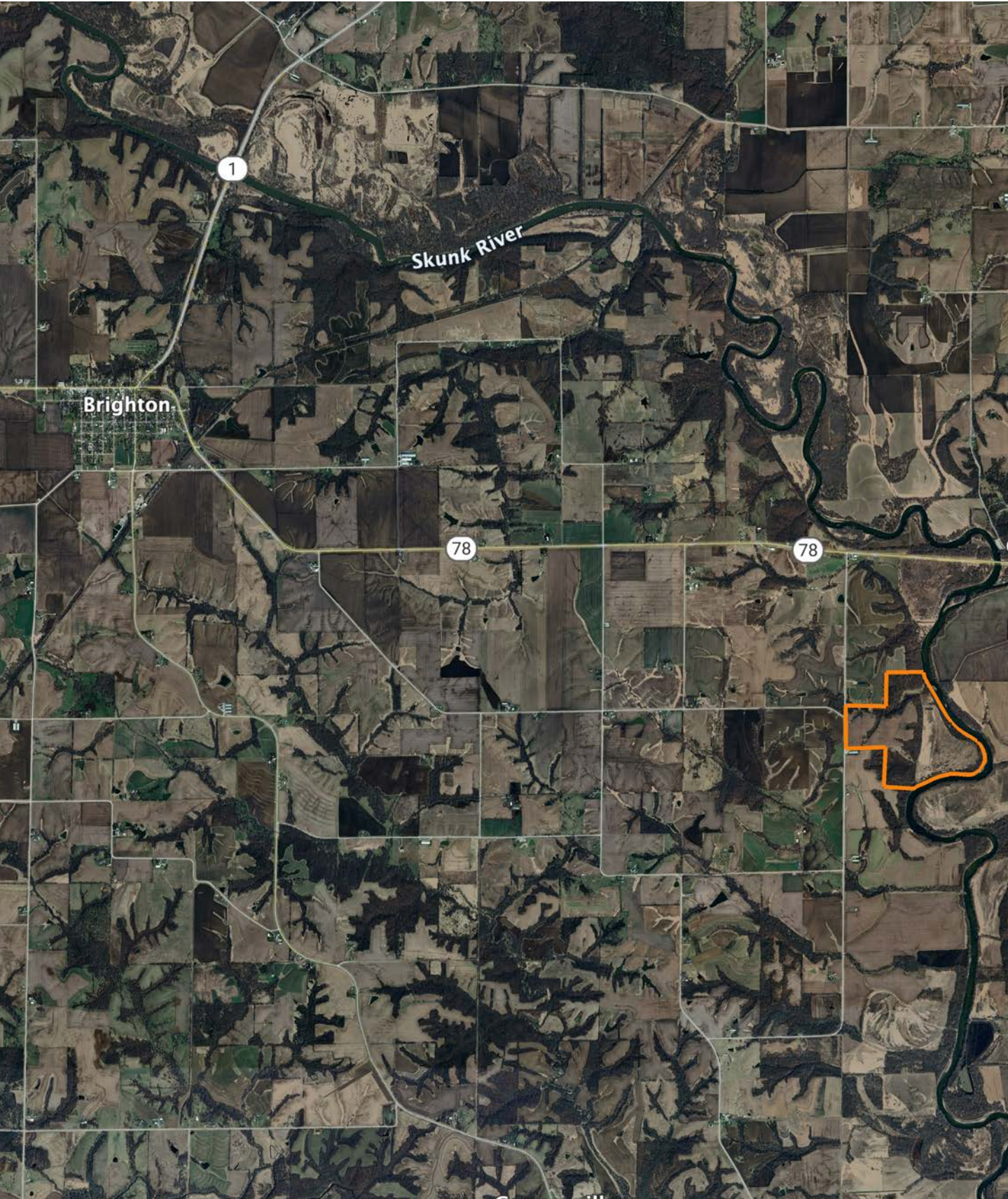
Soils data provided by USDA and NRCS.

Area Symbol: 1A101, Soil Area Version: 32												
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
729	Nodaway-Coppock complex, 0 to 2 percent slopes, occasionally flooded	58.97	48.1%		Ilw	216.0	62.6	59	77	76	75	68
80C2	Clinton silty clay loam, 5 to 9 percent slopes, eroded	20.04	16.3%		Ille	187.2	54.3	69	60	74	74	62
80D2	Clinton silty clay loam, 9 to 14 percent slopes, eroded	16.94	13.8%		Ille	158.4	45.9	46	50	72	72	58
220	Nodaway silt loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	7.98	6.5%		Ilw	211.2	61.2	77	87	88	86	86
572C2	Inton silty clay loam, 5 to 9 percent slopes, moderately eroded	4.92	4.0%		Ille	187.2	54.3	68	57	83	83	68
75B	Givin silt loam, 2 to 5 percent slopes	3.80	3.1%		Ile	209.6	60.8	80	81	89	89	81
273B	Olmitz loam, 2 to 5 percent slopes	2.70	2.2%		Ile	224.0	65.0	90	72	96	96	81
80B	Clinton silt loam, 2 to 5 percent slopes	2.25	1.8%		Ile	208.0	60.3	80	80	82	82	73
315	Nodaway-Klum-Perks complex, 0 to 3 percent slopes	2.18	1.8%		Ilw	185.6	53.8	59	60	74	73	65

CRP MAP



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
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