

MIDWEST LAND GROUP PRESENTS

30 ACRES IN

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# MARION COUNTY IOWA



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# TILLABLE FARM WITH GREAT HUNTING

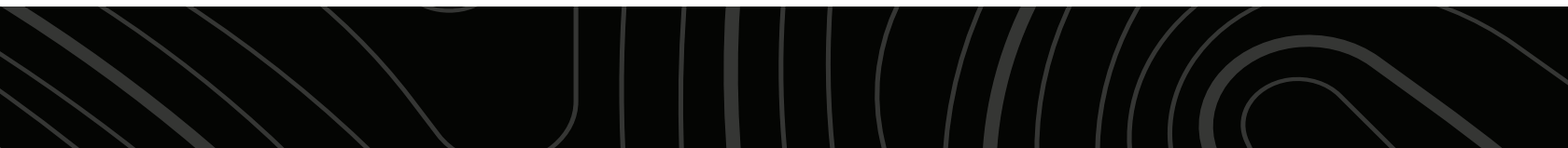
30 +/- acres located in Knoxville, Iowa. This farm offers approximately 18 tillable acres with a CSR2 of 47 currently in row crop production. 10 +/- acres of timber to the west make for a great hunting opportunity, sitting in the middle of the larger section of timber/cover. With an already established food plot, the trail cameras show some great bucks using this area, and access from the east makes this an ideal honey hole set

up for a smaller farm. This can make a great satellite farm or a first-time farm, being smaller with income. Or for a local producer, this can make a great add-on to a tillable operation with the potential to lease out the hunting rights as well. Additional acres to the south could be added as well (see listings). For more information or to set up your private showing, reach out to Land Agent Patrick Cutter today!

## PROPERTY FEATURES

PRICE: **\$218,100** | COUNTY: **MARION** | STATE: **IOWA** | ACRES: **30**

- Knoxville, IA
- 18 +/- tillable
- 47 CSR2
- 10 +/- timber
- Food plot
- Big deer
- Turkeys
- East access
- 40 miles from Des Moines

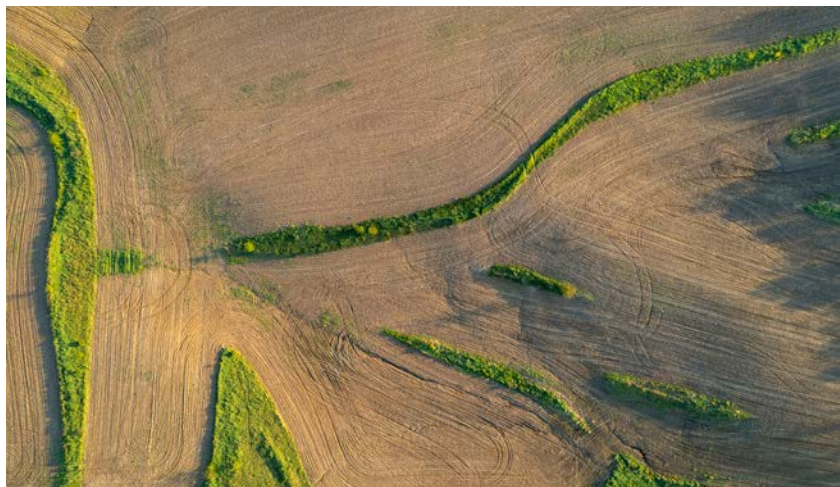
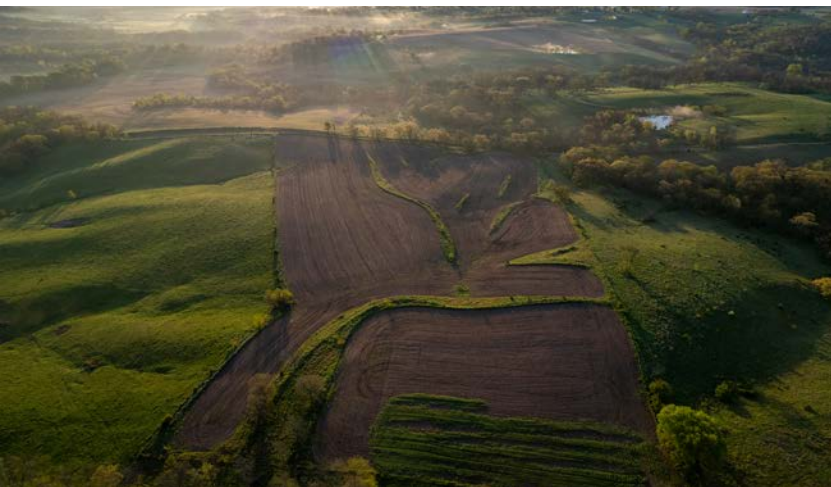




# 18 +/- TILLABLE

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This farm offers approximately 18 tillable acres with a CSR2 of 47 currently in row crop production.





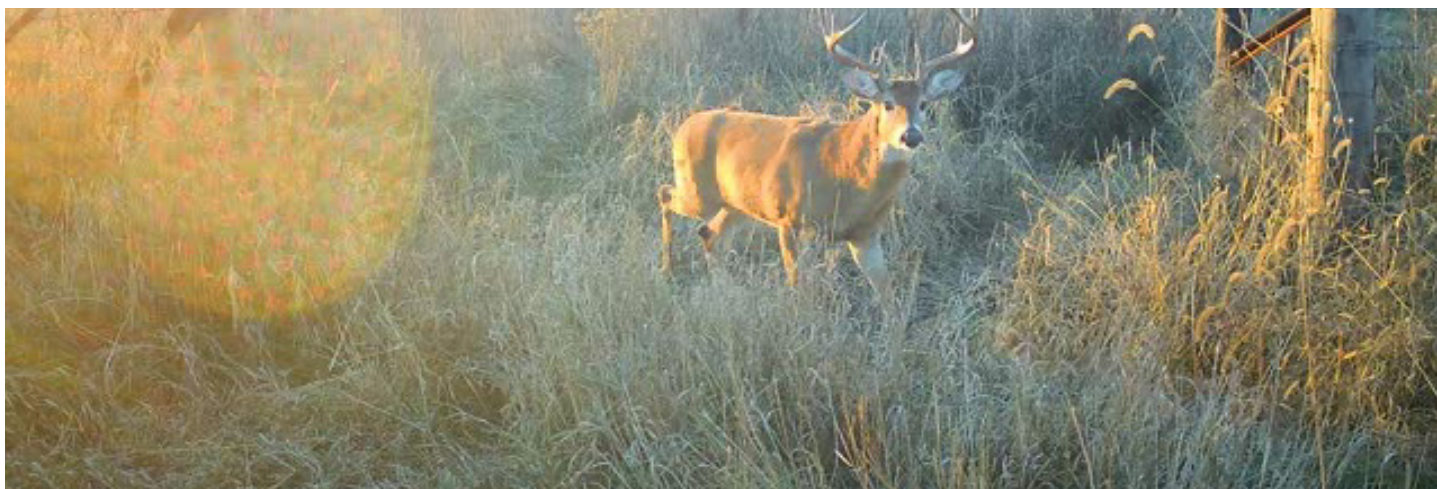
# 10 +/- TIMBER

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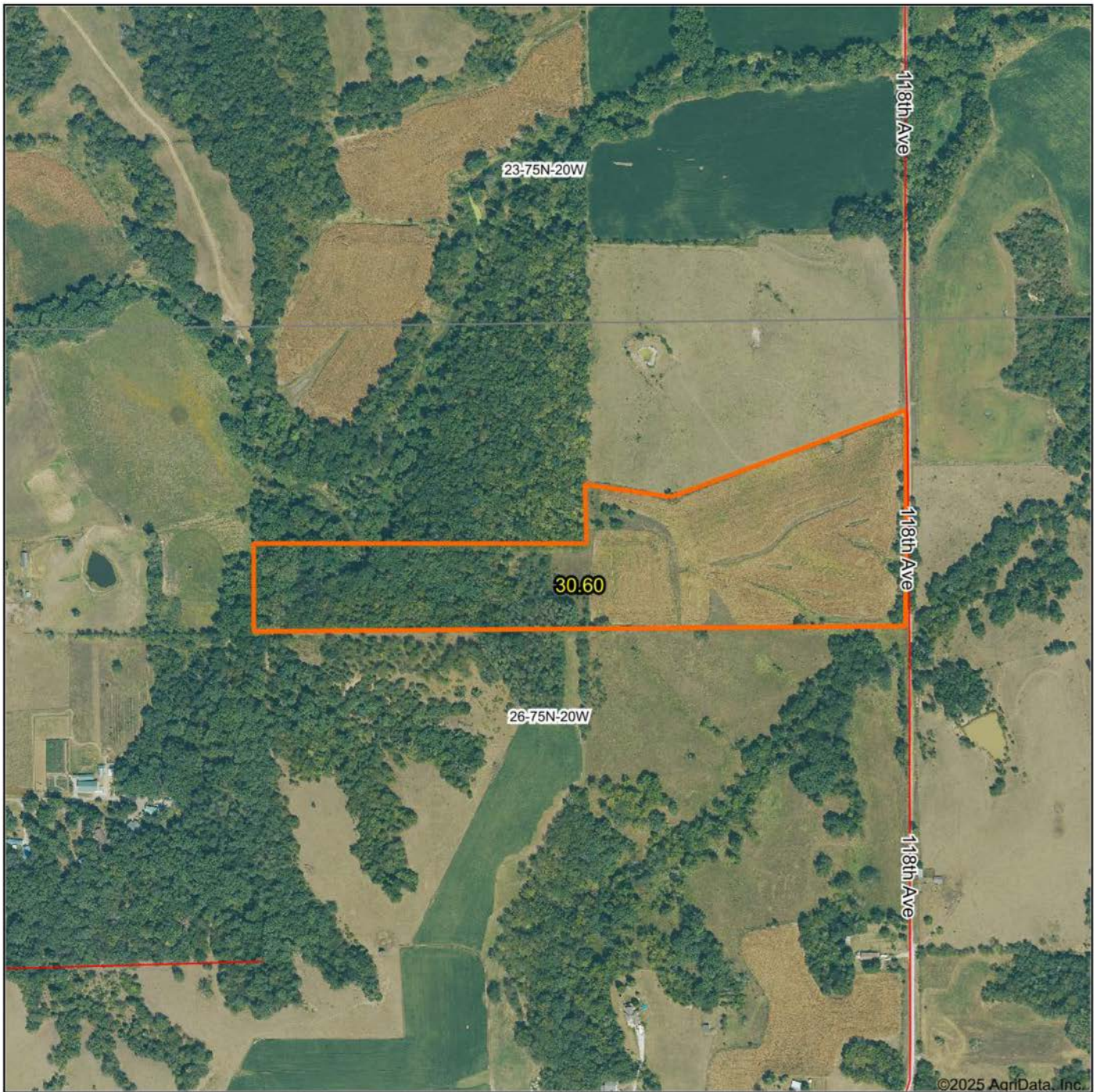
## GREAT HUNTING OPPORTUNITIES

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# AERIAL MAP



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Boundary Center: 41° 16' 29.53, -93° 7' 41.72

**26-75N-20W**  
**Marion County**  
**Iowa**

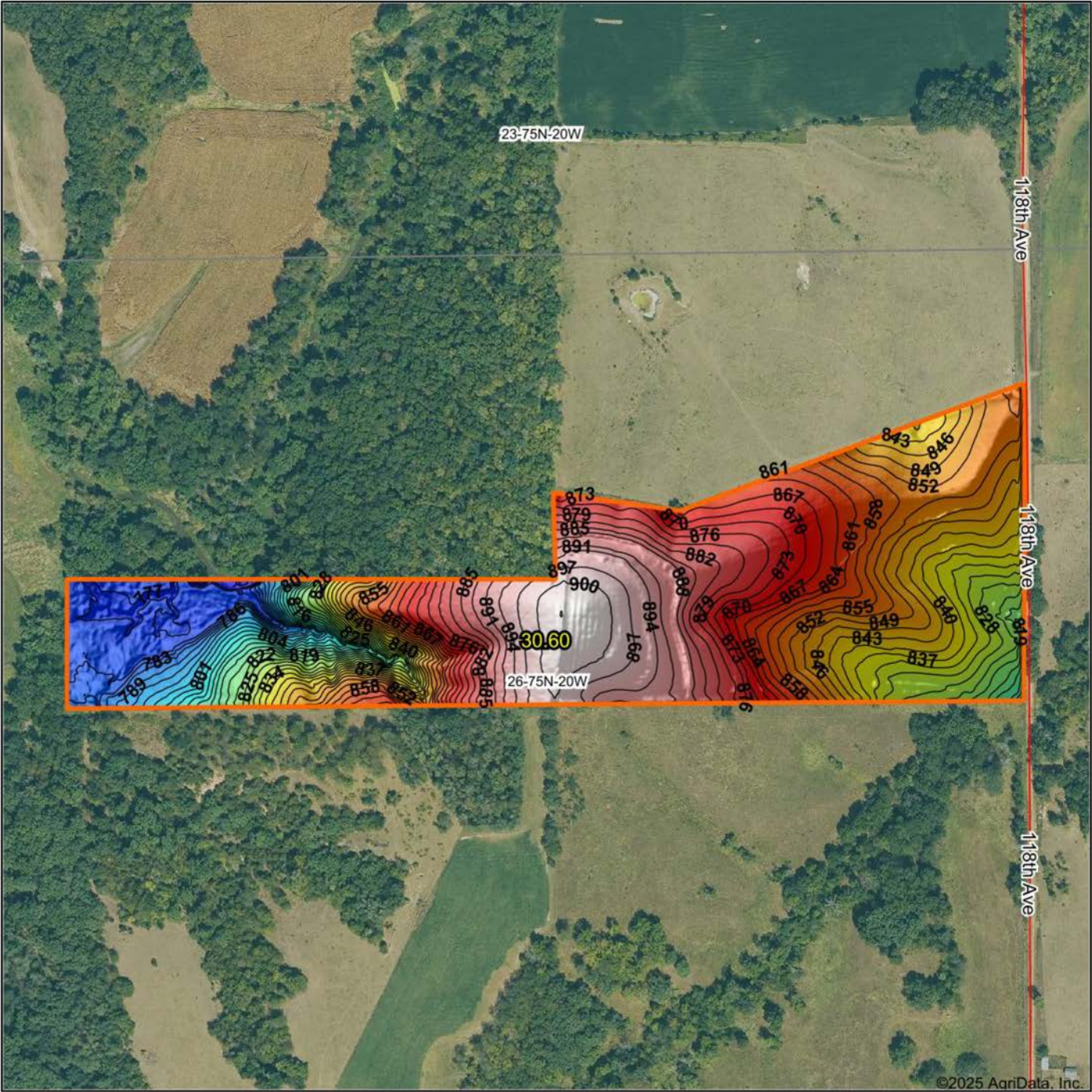
0ft 629ft 1258ft



4/3/2025



# HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 3

Min: 770.8

Max: 903.1

Range: 132.3

Average: 850.7

Standard Deviation: 34.91 ft

0ft 429ft 857ft



4/3/2025

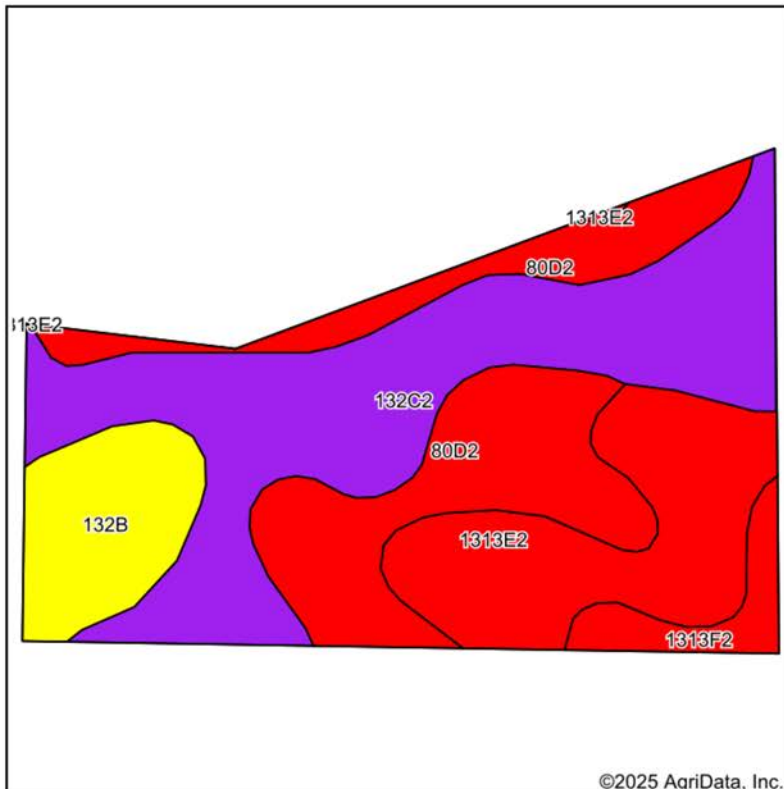
26-75N-20W

Marion County

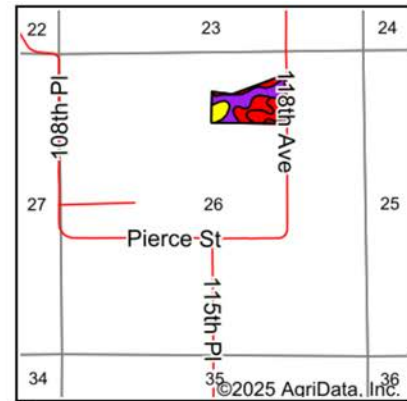
Iowa

Boundary Center: 41° 16' 29.53, -93° 7' 41.72

# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Marion**  
 Location: **26-75N-20W**  
 Township: **Knoxville**  
 Acres: **18.26**  
 Date: **5/12/2025**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IA125, Soil Area Version: 34

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
132C2	Weller silt loam, 5 to 9 percent slopes, moderately eroded	7.09	38.9%		Ille	80.0	23.2	59	45	81	81	68
80D2	Clinton silt loam, 9 to 14 percent slopes, eroded	4.82	26.4%		Ille	158.4	45.9	46	50	71	71	57
1313E2	Munterville silt loam, 14 to 18 percent slopes, moderately eroded	3.64	19.9%		Vle	80.0	23.2	22	5	56	56	39
132B	Weller silt loam, 2 to 5 percent slopes	1.96	10.7%		Ille	80.0	23.2	67	67	89	89	80
1313F2	Munterville silt loam, 18 to 25 percent slopes, moderately eroded	0.75	4.1%		Vlle	80.0	23.2	5	5	41	41	27
Weighted Average					3.76	100.7	29.2	46.8	39.1	*n 72.6	*n 72.6	*n 58.9

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

\*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

Soils data provided by USDA and NRCS.



# 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](mailto:PCutter@MidwestLandGroup.com)



## MidwestLandGroup.com

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