

MIDWEST LAND GROUP PRESENTS



BUENA VISTA COUNTY, IA

50 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TURN-KEY HOBBY/HUNTING FARM WITH BUILD SITE

Here is a rare opportunity to own a versatile and thoughtfully developed 50 +/- acre property that offers both seclusion and accessibility. Located on the edge of the river town of Linn Grove, Iowa, this unique parcel is tucked off the road with a gravel driveway leading to a private, established build site. The site includes a well and electric service that was refreshed in 2023, ready for your dream home or getaway. Nature lovers will appreciate the native trees—oaks, crabapples, and plums and abundant wildlife, including deer, turkeys, pheasants, and a variety of birds. During a recent visit, a rare scarlet tanager was even spotted. A year-round creek winds through the property, adding to its natural charm.

For hunters and conservationists, this property delivers. Carefully managed for habitat and local deer genetics, it includes two deer stands, well-placed food plots, and good cover. Three food plots are currently planted with clover, alfalfa, turnips, and chicory to support year-round game activity. Combined with brome grass fields

used for hay, farmable areas total approximately 11+/- acres. The current owner worked with NRCS and DNR to establish a conservation plan that includes a surveyed site for a pond, pollinator acres, and more, offering a solid base for the next owner to continue or customize. Whether your goal is hunting, hobby farming, or land stewardship, this property is ready to support it.

In addition to its recreational appeal, the property has features suited for agricultural or event use. A 30 foot diameter solid steel grain bin and a clean 40'x64' foot barn provide functional infrastructure that could support livestock, storage, or even be transformed into a picturesque event venue. With ample open ground, there is plenty of opportunity for pasture as well. You'll be hard-pressed to find another property in the area that combines this level of diversity and character. A rare find—don't miss out. Contact Land Agent Andrea Larson at (319) 572-9260 to schedule a viewing. Pre-approval is required prior to showing.



PROPERTY FEATURES

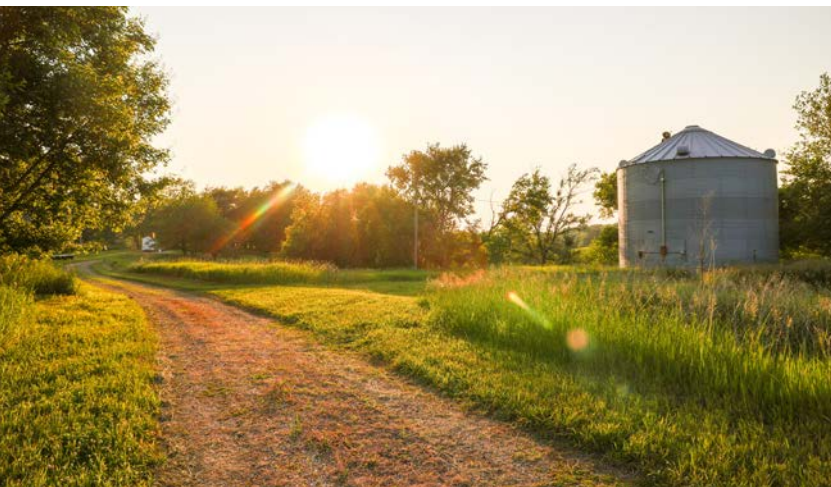
PRICE: **\$375,000** | COUNTY: **BUENA VISTA** | STATE: **IOWA** | ACRES: **50**

- 50.46 surveyed acres
- Secluded build site- Well and electric
- Rich wildlife habitat
- 4 locations for food plots (3 planted) and hay totaling 11 +/- acres
- Solid local deer genetics with proven harvest history
- Two strategically placed deer stands, including a 10' tower blind
- Year-round flowing creek
- NRCS conservation plan
- 40'x64' barn
- Pasture potential
- 7 miles from Sioux Rapids
- 19 miles from Storm Lake
- 1.3 miles from Little Sioux River access
- 5 miles to Gustafson Lake, stocked with trout annually



BUILD SITE

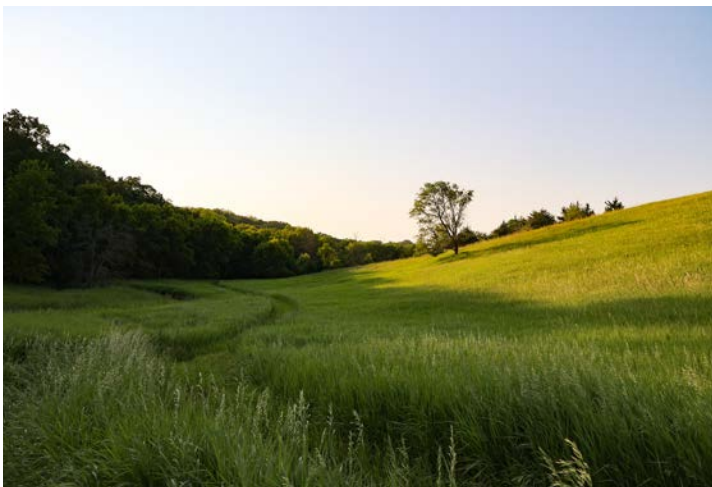
Located on the edge of the river town of Linn Grove, Iowa, this unique parcel is tucked off the road with a gravel driveway leading to a private, established build site. The site includes a well and electric service that was refreshed in 2023, ready for your dream home or getaway.



40'X64' BARN

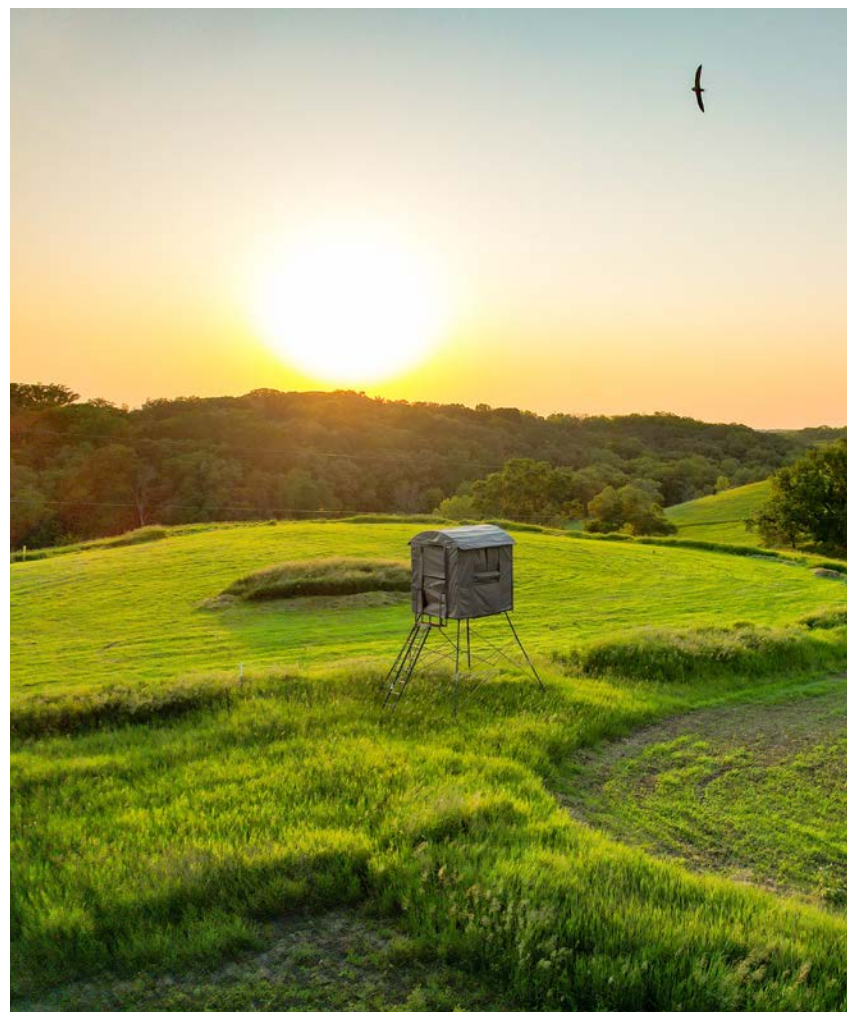


11 +/- ACRES OF BROME



GREAT HUNTING

Carefully managed for habitat and local deer genetics, it includes two deer stands, well-placed food plots, and good cover. Three food plots are currently planted with clover, alfalfa, turnips, and chicory to support year-round game activity.



TRAIL CAMERA & HARVEST PHOTOS



AERIAL MAP



Maps Provided By:



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Boundary Center: 42° 53' 8.13, -95° 13' 52.55

8-93N-37W
Buena Vista County
Iowa

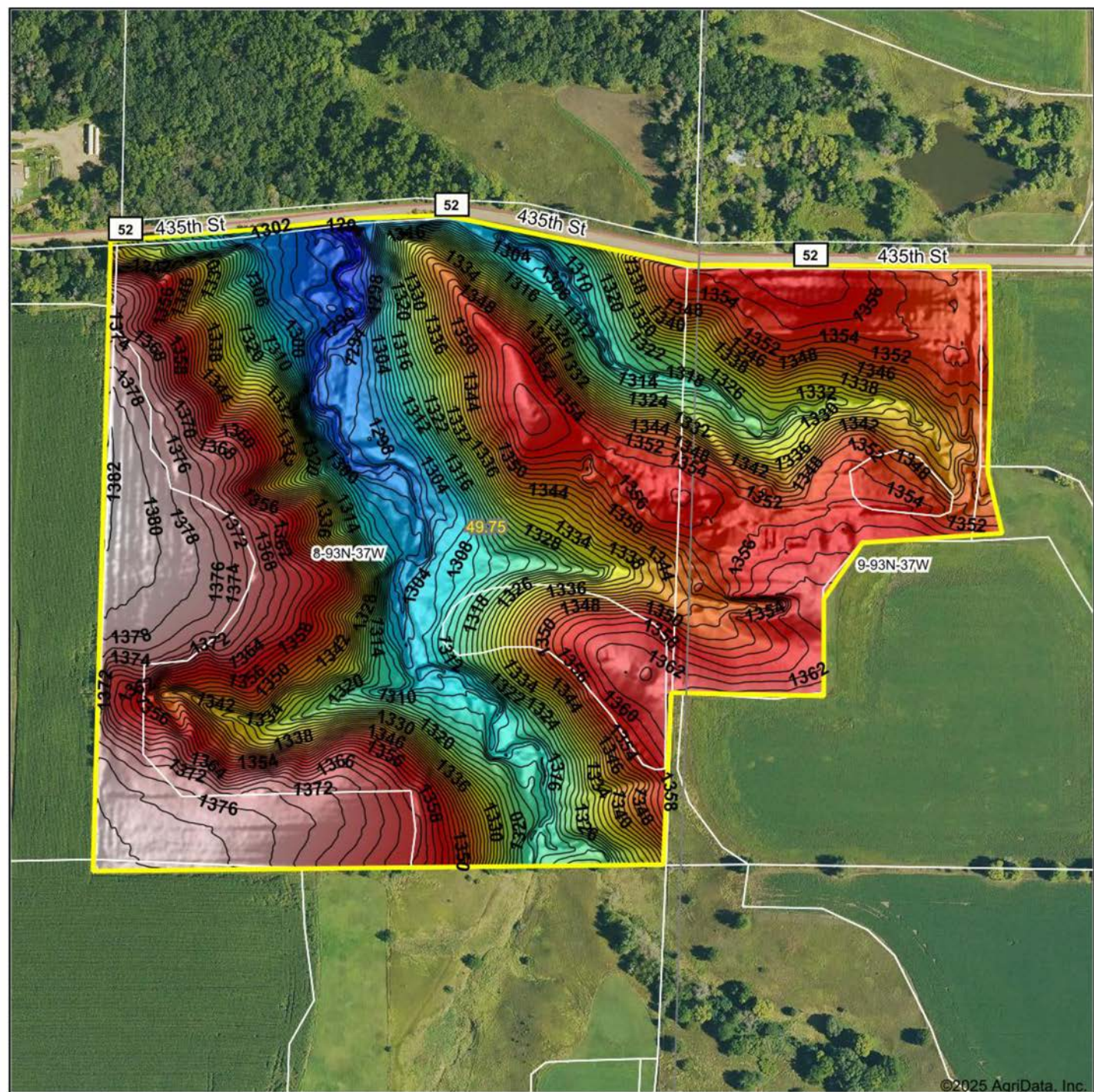
0ft 433ft 866ft



5/28/2025

Field borders provided by Farm Service Agency as of 5/21/2008.

HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 1 meter dem

Interval(ft): 2

Min: 1,282.7

Max: 1,382.7

Range: 100.0

Average: 1,342.7

Standard Deviation: 23.95 ft

0ft 331ft 662ft

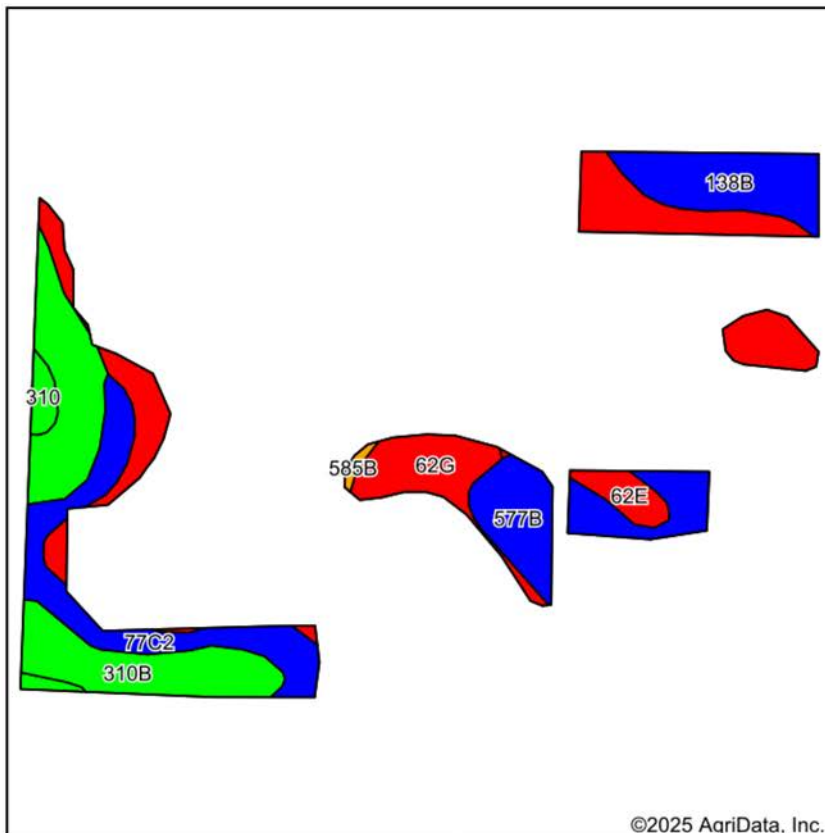


5/28/2025

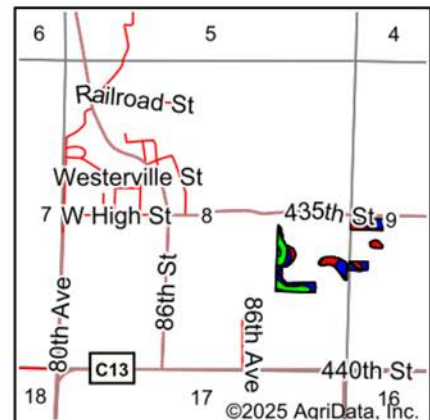
8-93N-37W
Buena Vista County
Iowa

Boundary Center: 42° 53' 8.13, -95° 13' 52.55

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Buena Vista**
 Location: **8-93N-37W**
 Township: **Barnes**
 Acres: **11.97**
 Date: **6/11/2025**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA021, 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
62G	Belview loam, 22 to 40 percent slopes	3.41	28.5%		Vlle	88.0	25.5	10	5	24	24	18
310B	Galva silty clay loam, 2 to 5 percent slopes	3.01	25.1%		Ile	232.0	67.3	95	74	75	74	75
77C2	Sac silty clay loam, loam substratum, 5 to 9 percent slopes, eroded	1.78	14.9%		Ille	211.2	61.2	88	54	73	71	72
577B	Everly clay loam, 2 to 5 percent slopes	1.66	13.9%		Ile	225.6	65.4	90	69	80	79	76
138B	Clarion loam, 2 to 6 percent slopes	1.38	11.5%		Ile	225.6	65.4	89	76	83	78	83
62E	Storden loam, 10 to 22 percent slopes, moderately eroded	0.38	3.2%		IVe	121.6	35.3	32	30	59	58	58
310	Galva silty clay loam, 0 to 2 percent slopes	0.29	2.4%		I	240.0	69.6	100	79	77	75	77
585B	Colo-Spillville complex, 2 to 5 percent slopes	0.06	0.5%		Ilw	203.2	58.9	79	57	80	74	78
Weighted Average					3.61	182.8	53	66.4	49.5	*n 61.4	*n 60	*n 58.9

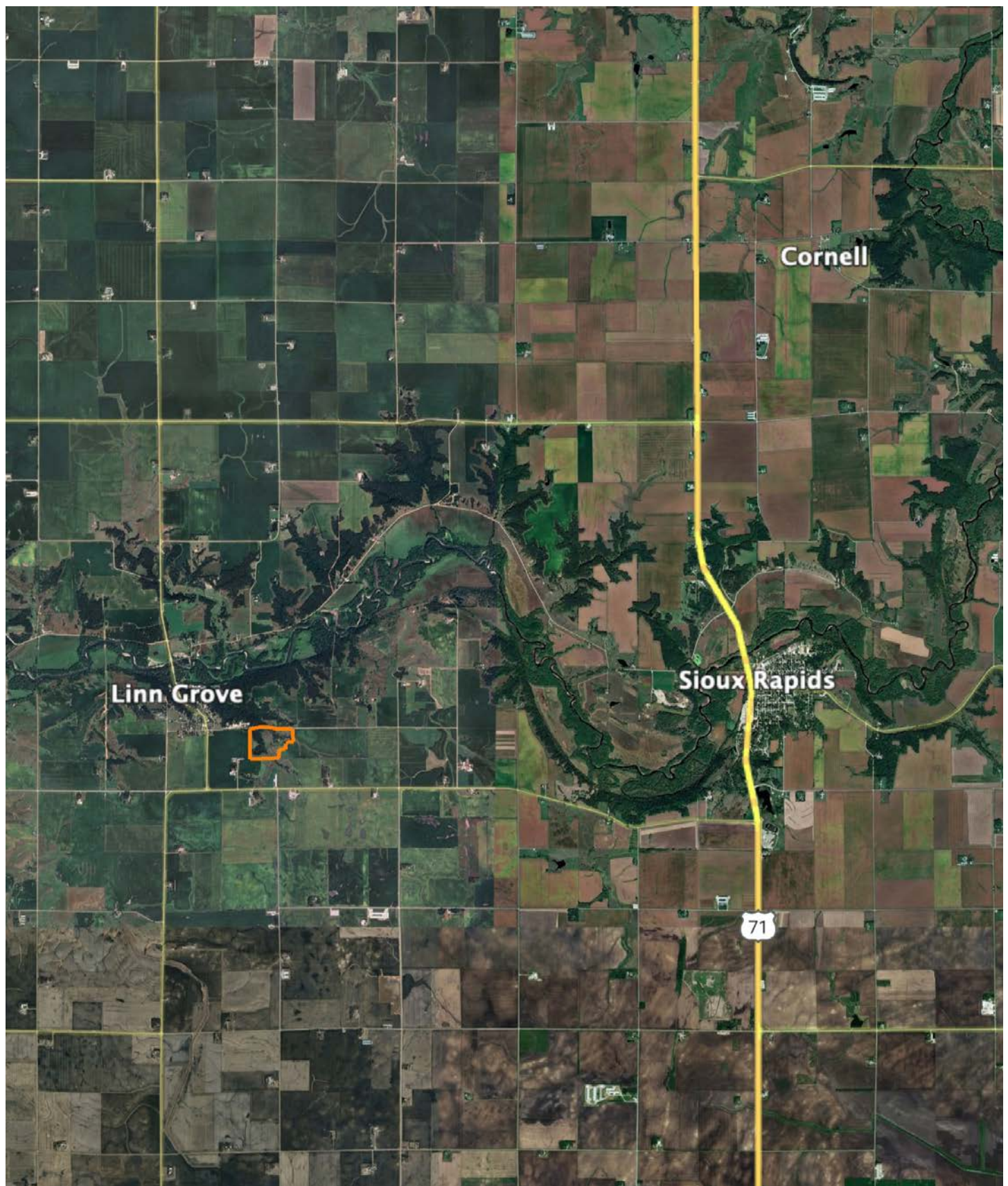
**IA has updated the CSR values for each county to CSR2.

*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

OVERVIEW MAP



AGENT CONTACT

Born and raised in Mediapolis, Iowa, Andrea Larson grew up on her family's farm, where she first developed a passion for the outdoors and agriculture and learned to appreciate and manage land and livestock. Her father sold land and real estate, and she holds fond memories of spending countless hours riding around with him, learning how to build relationships with clients and serve them well.

After graduating from Mediapolis High School, Andrea went to Wayne State College where she played collegiate basketball for four years and earned a Bachelor's of Business Administration degree with a focus in Agriculture. At Midwest Land Group, Andrea is able to leverage her passion for the outdoors while building relationships with like-minded individuals. Her business practices are rooted in her faith, with service to others as her motivator, and always operates with integrity, trust, and respect. She goes out of her way for her clients, doing all she can to ensure that they achieve their land ownership goals.

Andrea is an active member of Meriden Evangelical Free Church and serves as a youth group leader. She likes to spend as much time outdoors as possible, often seeking out new hiking trails and kayaking routes, trap shooting, and camping off-grid. She has a large garden plot that she produces from and has a goal of becoming as self-sustained as possible.



ANDREA LARSON,
LAND AGENT

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MidwestLandGroup.com

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