

MIDWEST LAND GROUP PRESENTS

67.4 ACRES IN

MARION COUNTY IOWA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HUNTING WITH INCOME CLOSE TO KNOXVILLE

67.4 +/- acres in Knoxville, Iowa. Located just south of town, close to both Highway 5 and Highway 14, this farm provides both hunting/recreational and income opportunities. A big draw runs east and west that both holds deer and makes a great travel corridor as well. Some open ground has been left vacant and is starting to develop that "old pasture" with cedars, shrubs, and grasses adding to the wildlife cover. But also not too much where it couldn't be turned back into pasture/production or food plots. Access starts at the end of a level A and continues down a level C, adding great seclusion and no traffic.

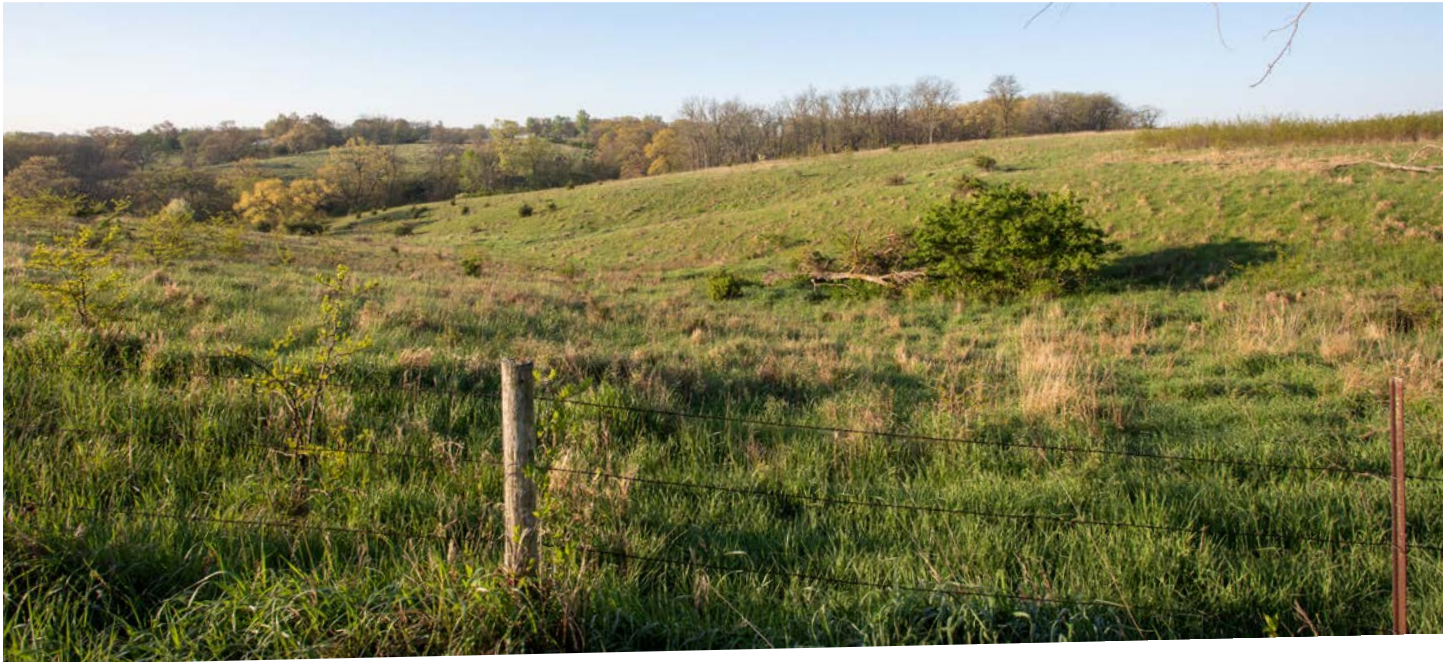
This farm also offers approximately 18 tillable acres with a CSR2 of 47 currently in row crop production. The current tenant is willing to continue to lease but can be open for 2026 as well. There is another section of timber sitting in the middle of the larger chunk with an already established clover 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 predominant westerly winds. Added some late-season food can make this a fantastic gun spot as well. Contact land agent Patrick Cutter today to set up your private showing.



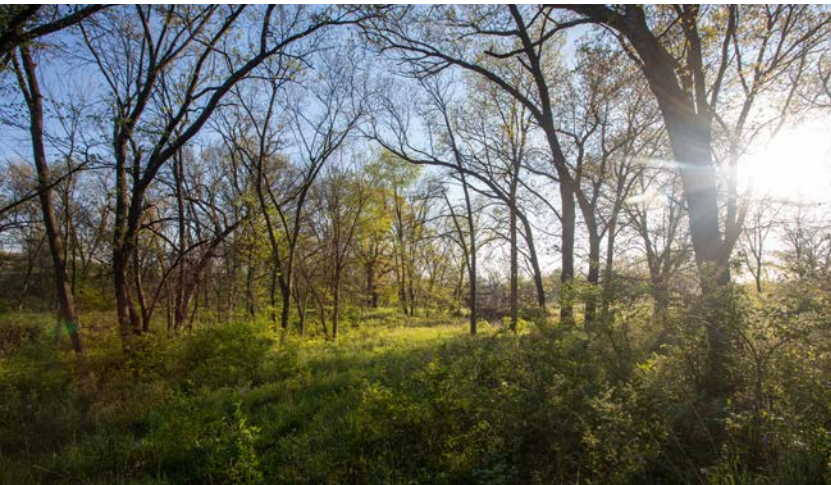
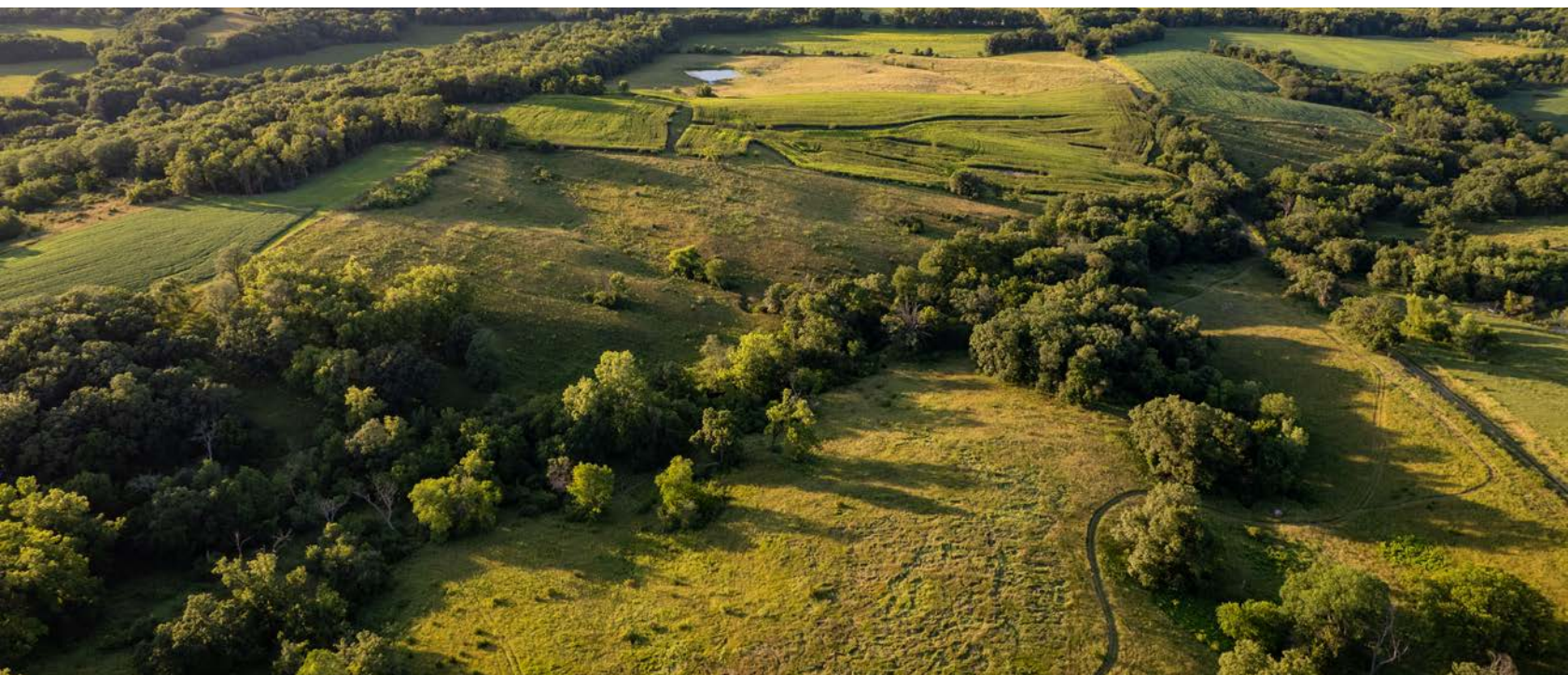
PROPERTY FEATURES

PRICE: **\$429,800** | COUNTY: **MARION** | STATE: **IOWA** | ACRES: **67.4**

- 67.4 +/- acres
- Knoxville, IA
- 18 +/- tillable
- Great hunting
- East access
- Secluded
- Food plot
- 40 miles from Des Moines
- Timber
- Big draw
- Pasture



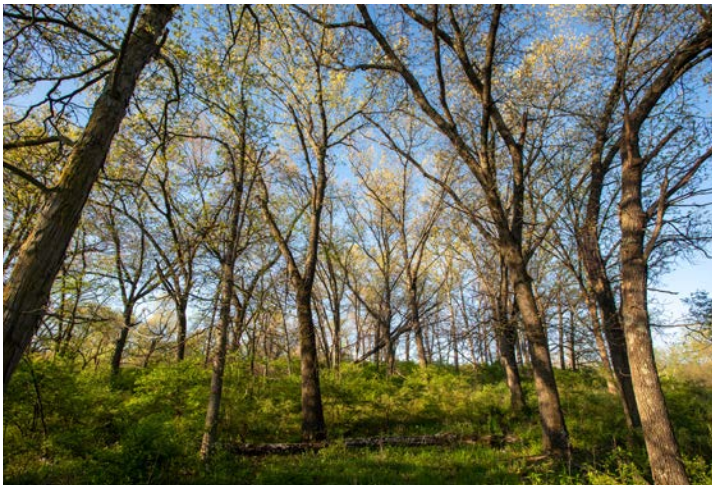
67.4 +/- ACRES



ESTABLISHED FOOD PLOT

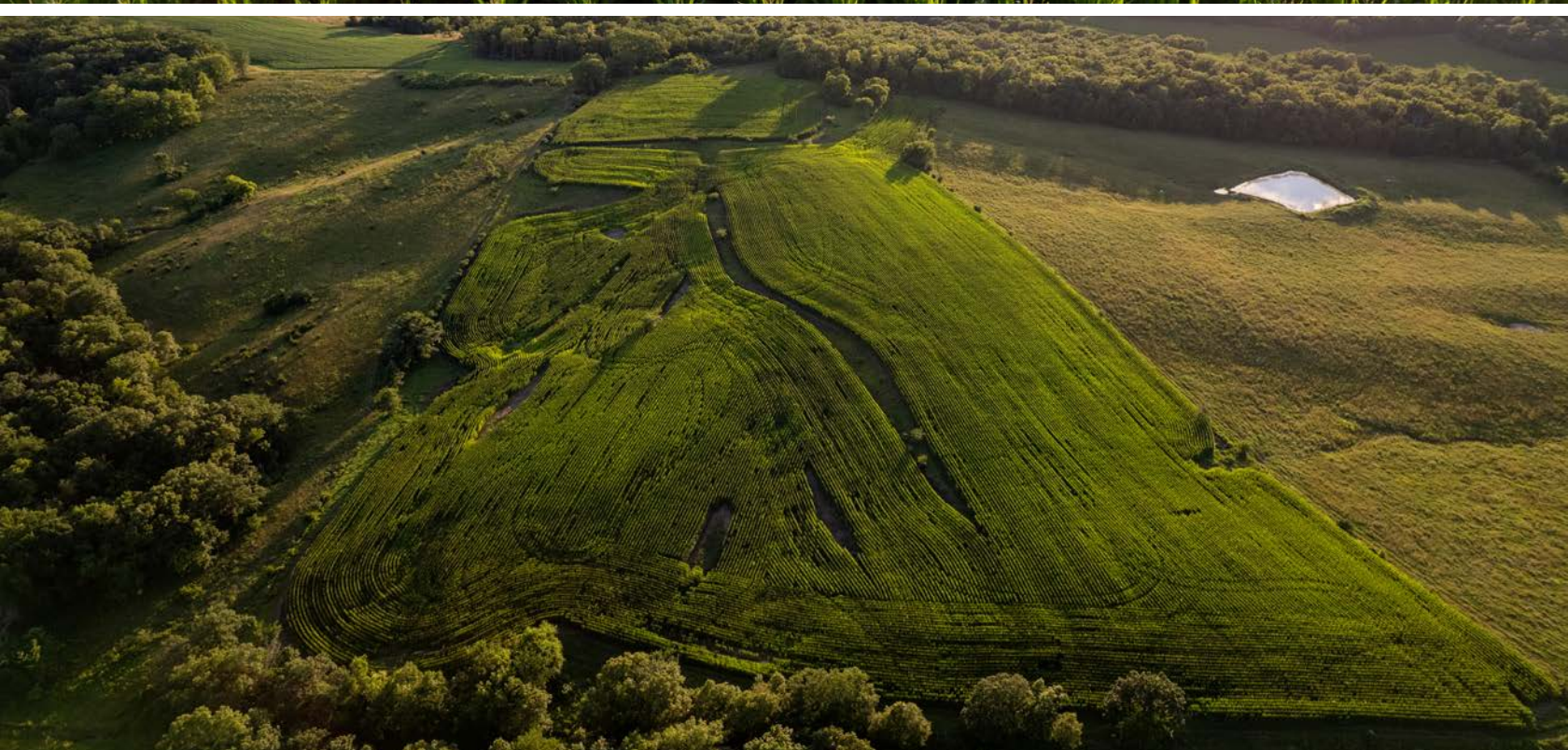


BIG TIMBER DRAW



18 +/- ACRES OF TILLABLE

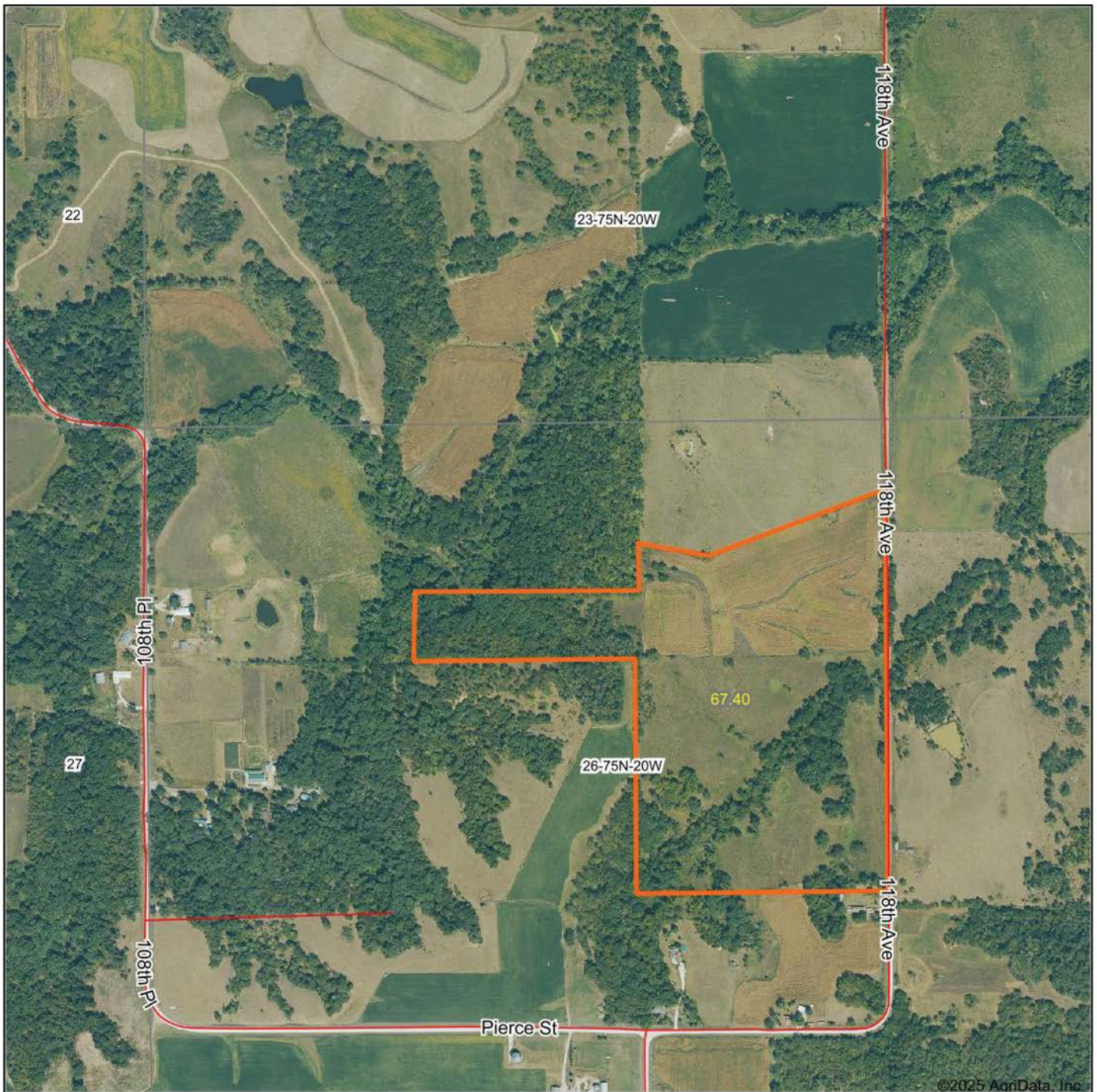
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TRAIL CAM PICTURES



AERIAL MAP



Maps Provided By:



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Boundary Center: 41° 16' 23.46, -93° 7' 40.6

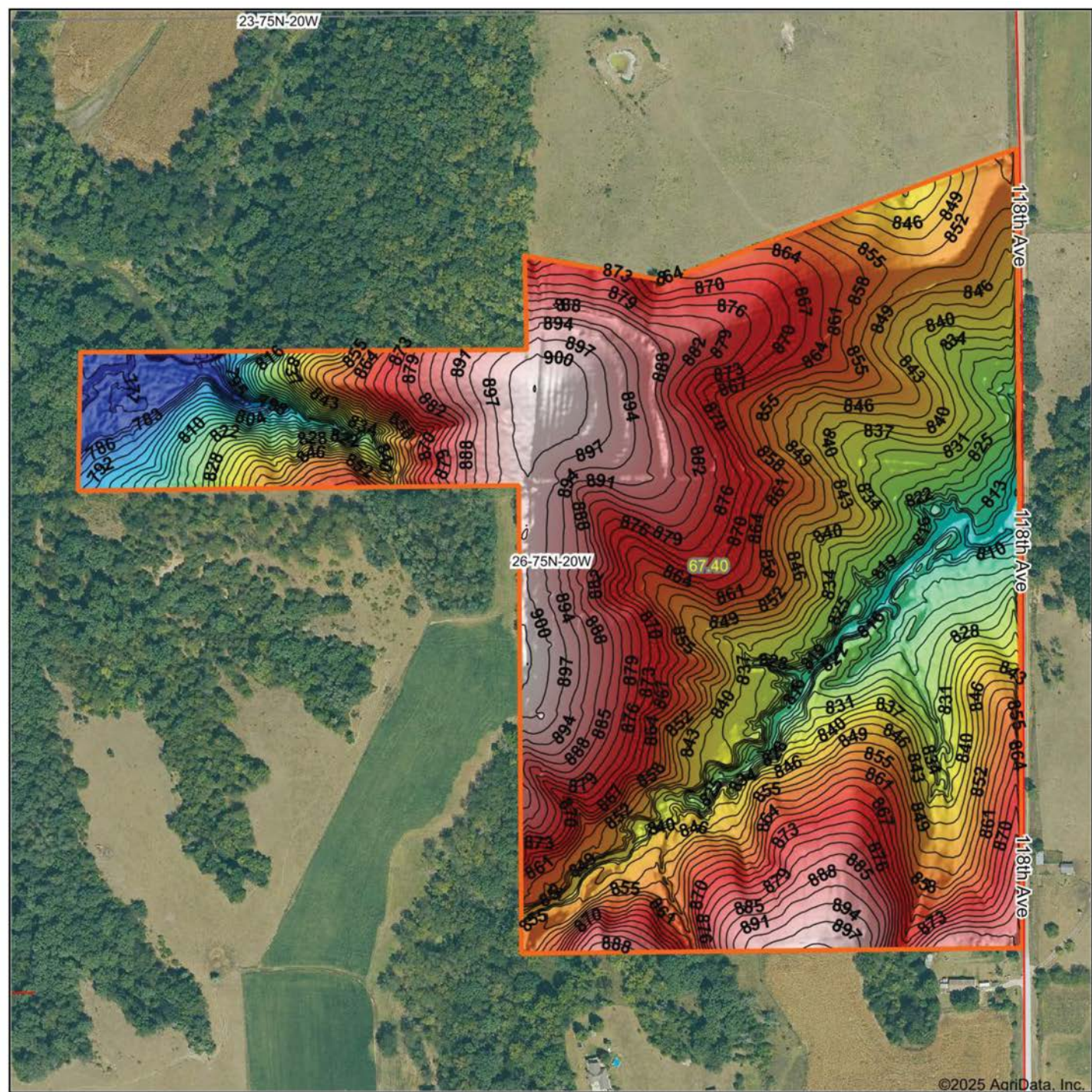
26-75N-20W
Marion County
Iowa

0ft 818ft 1635ft



7/18/2025

HILLSHADE MAP



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Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem
Interval(ft): 3
Min: 770.8
Max: 904.5
Range: 133.7
Average: 855.7
Standard Deviation: 28.54 ft

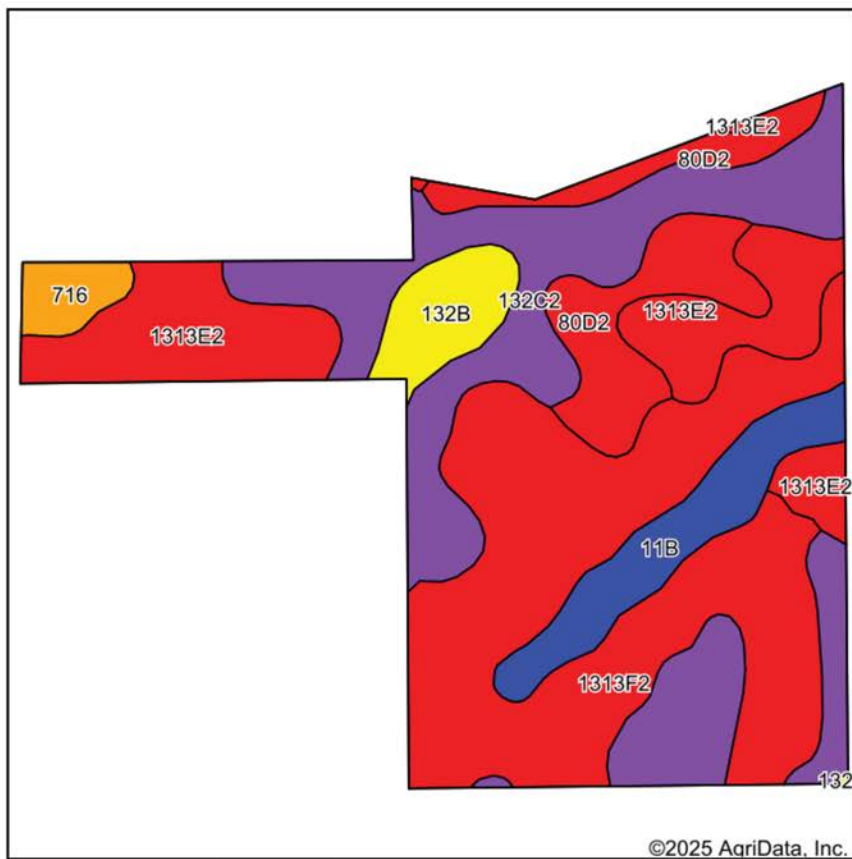


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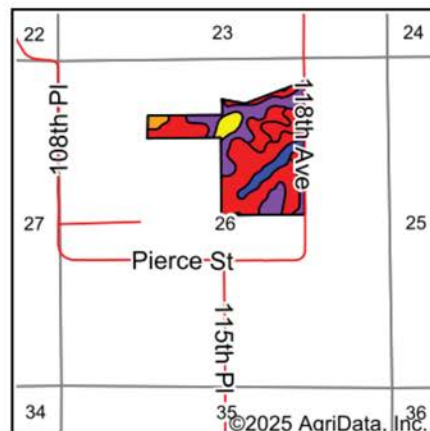
26-75N-20W
Marion County
Iowa

Boundary Center: 41° 16' 23.46, -93° 7' 40.6

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Marion**
 Location: **26-75N-20W**
 Township: **Knoxville**
 Acres: **67.4**
 Date: **7/18/2025**



Maps Provided By:



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
1313F2	Munterville silt loam, 18 to 25 percent slopes, moderately eroded	23.64	35.1%		Vlle	80.0	23.2	5	5	41	41	27
132C2	Weller silt loam, 5 to 9 percent slopes, moderately eroded	17.58	26.1%		Ille	80.0	23.2	59	45	81	81	68
1313E2	Munterville silt loam, 14 to 18 percent slopes, moderately eroded	10.60	15.7%		Vle	80.0	23.2	22	5	56	56	39
80D2	Clinton silt loam, 9 to 14 percent slopes, eroded	6.67	9.9%		Ille	158.4	45.9	46	50	71	71	57
11B	Colo-Ely silty clay loams, 2 to 5 percent slopes	4.73	7.0%		Ile	204.8	59.4	81	65	85	84	79
132B	Weller silt loam, 2 to 5 percent slopes	2.77	4.1%		Ille	80.0	23.2	67	67	89	89	80
716	Lawson-Quiver-Nodaway complex, 0 to 2 percent slopes, occasionally flooded	1.41	2.1%		Ilw	80.0	23.2	78		88	79	86
Weighted Average					4.78	96.5	28	35.2	*-	*n 62.8	*n 62.5	*n 49.6

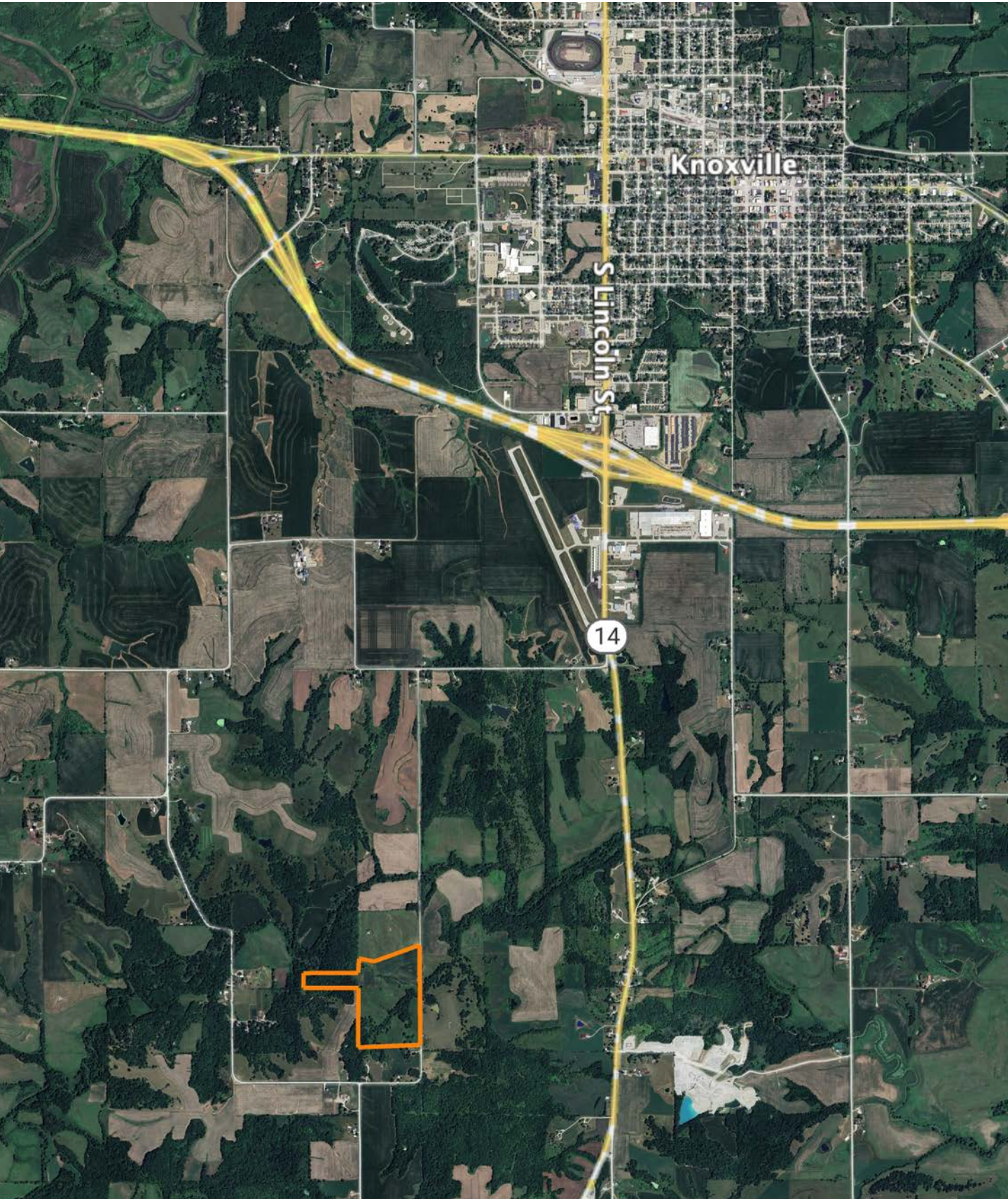
**IA has updated the CSR values for each county to CSR2.

*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.*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

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

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