

MIDWEST LAND GROUP PRESENTS

18 ACRES IN

WAYNE COUNTY IOWA



1052 100TH STREET DERBY, IOWA 50068

MIDWEST LAND GROUP IS HONORED TO PRESENT

GORGEOUS RUSTIC RANCH-STYLE HOME ON 18 ACRES OF PARADISE

Just 70 miles south of Des Moines, this one-of-a-kind 3-bedroom, 3-bathroom ranch-style home with a loft bedroom offers a rare blend of modern comfort and rustic charm, set on 18 peaceful acres filled with mature timber, a stocked pond, abundant wildlife, and endless possibilities.

With over 3,100 square feet of finished living space, this home features geothermal heating and cooling, as well as an outdoor wood burner that can also heat both the home and the shop, providing an efficient and eco-friendly energy solution year-round.

This beautiful home offers over 3,100 finished square feet of living space, blending rustic charm with modern comfort. Inside, you'll find three bedrooms plus a loft that makes an excellent guest space, along with three full bathrooms. The spacious master suite provides a relaxing retreat, while the large kitchen features hickory cabinets, an island, and plenty of room for cooking and gathering. A cozy living area with pine log-style finishes creates a warm atmosphere, and the finished walkout basement adds even more living space with an additional bedroom, bathroom, and family room. For quiet evenings, enjoy the screened-in, south-facing porch with serene views of the pond and surrounding timber.

The property is set in a private, timbered location surrounded by mature red and white oaks. Newly

planted fruit and nut trees add to the appeal, while a large stocked pond offers fishing and wildlife viewing right out your back door. A well-established trail system winds throughout the acreage, providing access for hiking, hunting, and exploring. Known for world-class deer and turkey hunting with trophy genetics, this property is a dream for the outdoorsman. Open areas also provide the perfect space for food plots or hobby farming.

Additional amenities make this property even more versatile. A 1,920-square-foot metal pole shed provides excellent storage or workshop space, while a finished 180-square-foot lean-to adds an entertainment area with a kitchenette, bathroom, and shower—perfect for hosting family and friends. A brand-new 10'x24' shed offers even more storage or the option to convert into guest space. For those looking toward self-sustainability, a chicken coop and greenhouse are also included, making this property truly one-of-a-kind.

This property checks all the boxes — whether you're looking for a primary residence, a weekend escape, or a premium hunting retreat. With excellent land, a move-in-ready home, and incredible wildlife, this is a rare opportunity that won't last long.

Call the listing agent today for more information or to schedule your private showing! Must be pre-approved!

PROPERTY FEATURES

PRICE: **\$599,000** | COUNTY: **WAYNE** | STATE: **IOWA** | ACRES: **18**

- 18 +/- acres in Wayne County, Iowa
- 70 miles south of Des Moines
- 10 miles southwest of Chariton
- 2015 ranch-style home with a walk-out finished basement
- 3-bed, 3-bath with a loft
- 3,147 square feet of finished living space
- Geothermal heating and cooling system
- Outdoor wood burner
- Hickory cabinets
- Metal pole shed 30'x64'x12' 1,920 square feet
- Finished lean-to 180 square feet
- New shed 10'x24'
- 15.47 acres of timber and pond
- 2.53 acres of hay ground
- Private and peaceful timber setting
- Large stocked pond with bass, bluegill, grass carp, and catfish
- Large greenhouse and garden
- Chicken coop
- Mature trees, along with new plantings of fruit and nut trees
- Lots of storage!
- Excellent trophy deer and turkey hunting
- Exceptional genetics/world-class hunting opportunities
- Excellent deer habitat surrounds the farm
- Mowed trail system
- No HOAs and covenants
- Most appliances will stay with the new owner
- All trail camera pictures are from this season
- Taxes are \$3,729 a year
- Must be pre-approved
- Call listing agent for more information or to schedule a showing



3-BED, 3-BATH RANCH-STYLE HOME

This beautiful home offers over 3,100 finished square feet of living space, blending rustic charm with modern comfort.



ADDITIONAL INTERIOR PHOTOS



CHICKEN COOP AND LARGE GREENHOUSE

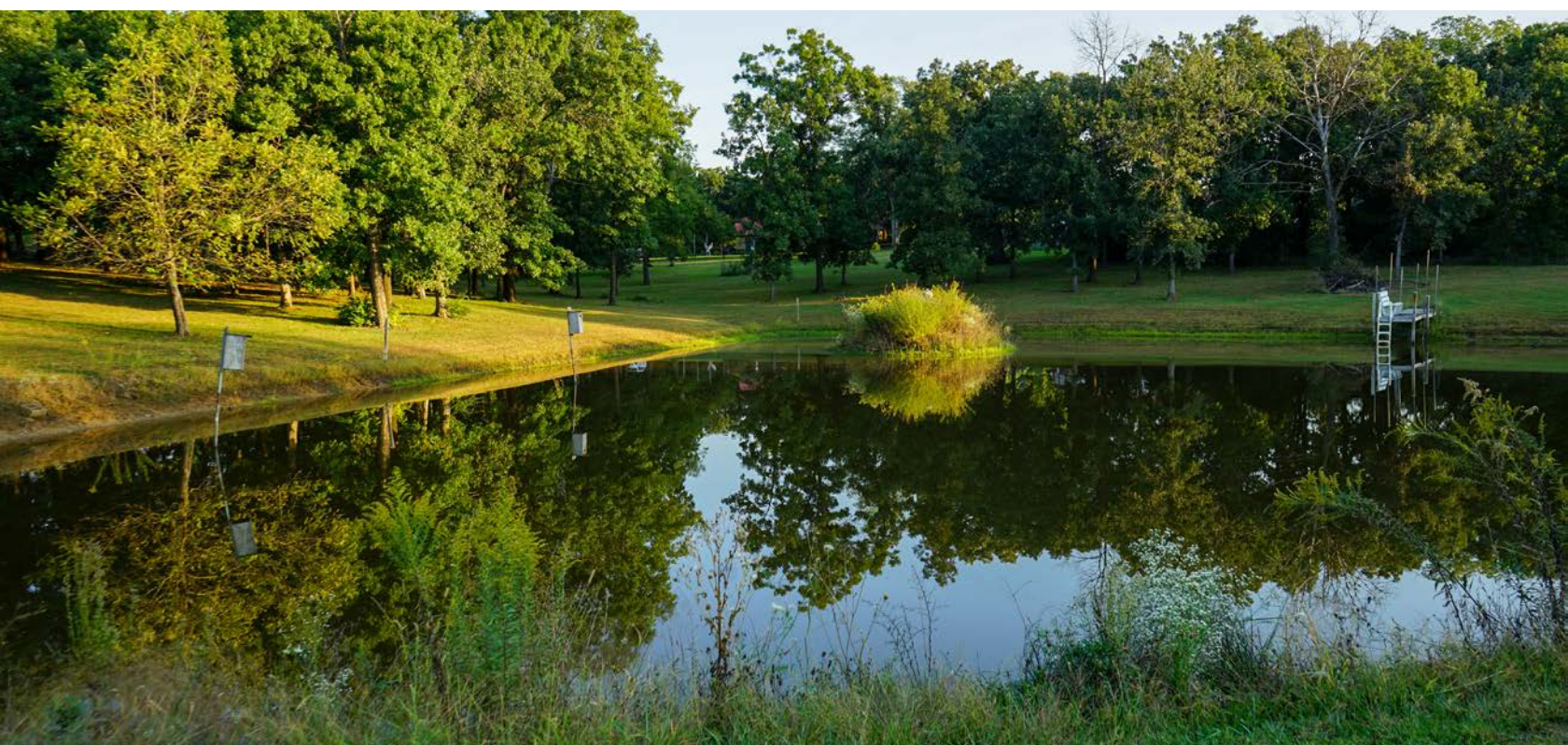


METAL POLE SHED



15.47 ACRES OF TIMBER AND POND

The property is set in a private, timbered location surrounded by mature red and white oaks. Newly planted fruit and nut trees add to the appeal, while a large stocked pond offers fishing and wildlife viewing right out your back door.



MULTIPLE OUTBUILDINGS



HUNTING OPPORTUNITIES



AERIAL MAP



Maps Provided By:



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Boundary Center: 40° 53' 24.21, -93° 22' 58.94

3-70N-22W
Wayne County
Iowa

0ft 1135ft 2270ft



9/18/2025

This topographic map displays the elevation of a 100-acre site, bounded by 100th St to the north and Vale Rd to the south. The map features contour lines indicating elevation changes, with a color-coded legend on the right side. The legend shows a gradient from blue (low elevation) to red (high elevation). The map includes several labels for specific elevations, such as 1000, 1010, 1020, 1030, 1040, 1050, 1060, 1070, 1080, 1090, 1100, 1110, 1120, 1130, 1140, 1150, 1160, 1170, 1180, 1190, 1200, 1210, 1220, 1230, 1240, 1250, 1260, 1270, 1280, 1290, 1300, 1310, 1320, 1330, 1340, 1350, 1360, 1370, 1380, 1390, 1400, 1410, 1420, 1430, 1440, 1450, 1460, 1470, 1480, 1490, 1500, 1510, 1520, 1530, 1540, 1550, 1560, 1570, 1580, 1590, 1600, 1610, 1620, 1630, 1640, 1650, 1660, 1670, 1680, 1690, 1700, 1710, 1720, 1730, 1740, 1750, 1760, 1770, 1780, 1790, 1800, 1810, 1820, 1830, 1840, 1850, 1860, 1870, 1880, 1890, 1900, 1910, 1920, 1930, 1940, 1950, 1960, 1970, 1980, 1990, 2000, 2010, 2020, 2030, 2040, 2050, 2060, 2070, 2080, 2090, 2100, 2110, 2120, 2130, 2140, 2150, 2160, 2170, 2180, 2190, 2200, 2210, 2220, 2230, 2240, 2250, 2260, 2270, 2280, 2290, 2300, 2310, 2320, 2330, 2340, 2350, 2360, 2370, 2380, 2390, 2400, 2410, 2420, 2430, 2440, 2450, 2460, 2470, 2480, 2490, 2500, 2510, 2520, 2530, 2540, 2550, 2560, 2570, 2580, 2590, 2600, 2610, 2620, 2630, 2640, 2650, 2660, 2670, 2680, 2690, 2700, 2710, 2720, 2730, 2740, 2750, 2760, 2770, 2780, 2790, 2800, 2810, 2820, 2830, 2840, 2850, 2860, 2870, 2880, 2890, 2900, 2910, 2920, 2930, 2940, 2950, 2960, 2970, 2980, 2990, 3000, 3010, 3020, 3030, 3040, 3050, 3060, 3070, 3080, 3090, 3100, 3110, 3120, 3130, 3140, 3150, 3160, 3170, 3180, 3190, 3200, 3210, 3220, 3230, 3240, 3250, 3260, 3270, 3280, 3290, 3300, 3310, 3320, 3330, 3340, 3350, 3360, 3370, 3380, 3390, 3400, 3410, 3420, 3430, 3440, 3450, 3460, 3470, 3480, 3490, 3500, 3510, 3520, 3530, 3540, 3550, 3560, 3570, 3580, 3590, 3600, 3610, 3620, 3630, 3640, 3650, 3660, 3670, 3680, 3690, 3700, 3710, 3720, 3730, 3740, 3750, 3760, 3770, 3780, 3790, 3800, 3810, 3820, 3830, 3840, 3850, 3860, 3870, 3880, 3890, 3900, 3910, 3920, 3930, 3940, 3950, 3960, 3970, 3980, 3990, 4000, 4010, 4020, 4030, 4040, 4050, 4060, 4070, 4080, 4090, 4100, 4110, 4120, 4130, 4140, 4150, 4160, 4170, 4180, 4190, 4200, 4210, 4220, 4230, 4240, 4250, 4260, 4270, 4280, 4290, 4300, 4310, 4320, 4330, 4340, 4350, 4360, 4370, 4380, 4390, 4400, 4410, 4420, 4430, 4440, 4450, 4460, 4470, 4480, 4490, 4500, 4510, 4520, 4530, 4540, 4550, 4560, 4570, 4580, 4590, 4600, 4610, 4620, 4630, 4640, 4650, 4660, 4670, 4680, 4690, 4700, 4710, 4720, 4730, 4740, 4750, 4760, 4770, 4780, 4790, 4800, 4810, 4820, 4830, 4840, 4850, 4860, 4870, 4880, 4890, 4900, 4910, 4920, 4930, 4940, 4950, 4960, 4970, 4980, 4990, 5000, 5010, 5020, 5030, 5040, 5050, 5060, 5070, 5080, 5090, 5100, 5110, 5120, 5130, 5140, 5150, 5160, 5170, 5180, 5190, 5200, 5210, 5220, 5230, 5240, 5250, 5260, 5270, 5280, 5290, 5300, 5310, 5320, 5330, 5340, 5350, 5360, 5370, 5380, 5390, 5400, 5410, 5420, 5430, 5440, 5450, 5460, 5470, 5480, 5490, 5500, 5510, 5520, 5530, 5540, 5550, 5560, 5570, 5580, 5590, 5600, 5610, 5620, 5630, 5640, 5650, 5660, 5670, 5680, 5690, 5700, 5710, 5720, 5730, 5740, 5750, 5760, 5770, 5780, 5790, 5800, 5810, 5820, 5830, 5840, 5850, 5860, 5870, 5880, 5890, 5900, 5910, 5920, 5930, 5940, 5950, 5960, 5970, 5980, 5990, 6000, 6010, 6020, 6030, 6040, 6050, 6060, 6070, 6080, 6090, 6100, 6110, 6120, 6130, 6140, 6150, 6160, 6170, 6180, 6190, 6200, 6210, 6220, 6230, 6240, 6250, 6260, 6270, 6280, 6290, 6300, 6310, 6320, 6330, 6340, 6350, 6360, 6370, 6380, 6390, 6400, 6410, 6420, 6430, 6440, 6450, 6460, 6470, 6480, 6490, 6500, 6510, 6520, 6530, 6540, 6550, 6560, 6570, 6580, 6590, 6600, 6610, 6620, 6630, 6640, 6650, 6660, 6670, 6680, 6690, 6700, 6710, 6720, 6730, 6740, 6750, 6760, 6770, 6780, 6790, 6800, 6810, 6820, 6830, 6840, 6850, 6860, 6870, 6880, 6890, 6900, 6910, 6920, 6930, 6940, 6950, 6960, 6970, 6980, 6990, 7000, 7010, 7020, 7030, 7040, 7050, 7060, 7070, 7080, 7090, 7100, 7110, 7120, 7130, 7140, 7150, 7160, 7170, 7180, 7190, 7200, 7210, 7220, 7230, 7240, 7250, 7260, 7270, 7280, 7290, 7300, 7310, 7320, 7330, 7340, 7350, 7360, 7370, 7380, 7390, 7400, 7410, 7420, 7430, 7440, 7450, 7460, 7470, 7480, 7490, 7500, 7510, 7520, 7530, 7540, 7550, 7560, 7570, 7580, 7590, 7600, 7610, 7620, 7630, 7640,



Maps Provided By:



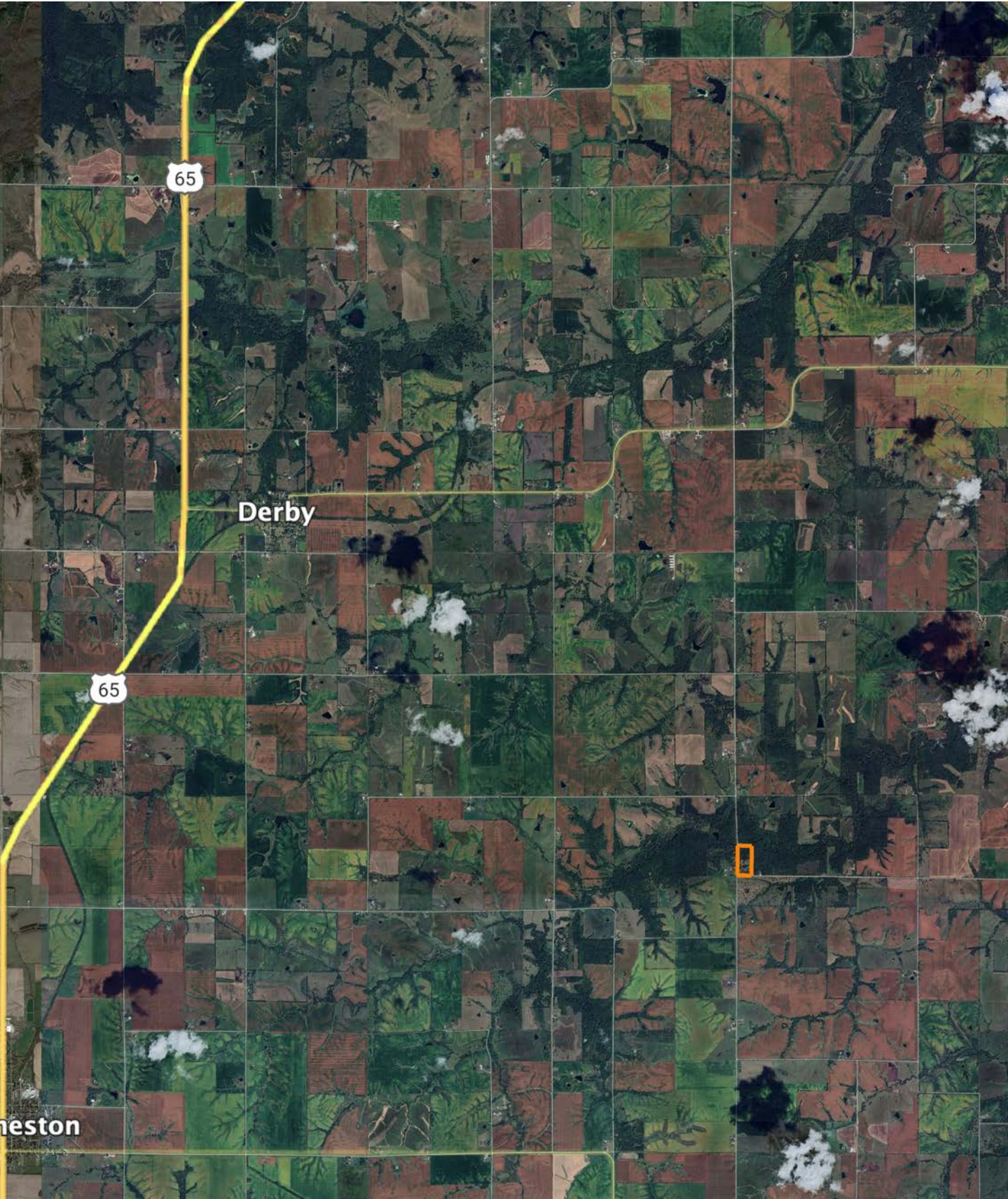
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CUSTOMIZED ONLINE MAPPING

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Boundary Center: 40° 53' 24.21, -93° 22' 58.94

OVERVIEW MAP



AGENT CONTACT

Dennis Williams has the determination and grit it takes to get the job done, which was instilled in him at a young age and evidenced through his 31 year career in logistics. Dennis grew up in Rochester, MN, where he graduated from Mayo High School and Rochester Community College. After buying and selling several of his own rec farms, Dennis and his family moved from Minnesota to pursue his dream of selling land in Iowa.

At Midwest Land Group, buyers and sellers alike know they can count on Dennis to get the job done and do it right. This agent prides himself on being a good listener who works with the utmost honesty and integrity. He relishes in the fact that many lifelong friendships are made through real estate transactions and looks forward to creating lasting memories with each client.

Dennis is passionate about pursuing whitetails, having even owned his own whitetail consulting business. He had his hunts filmed and shared on Hunter's Specialties Primetime videos, and afterward was hired as a pro staff member on the TV show Driven with Pat and Nicole. When he's not helping clients achieve their land real estate needs, Dennis enjoys hunting and fishing, and spending time with his family, including wife, Janet, son Daniel, and daughter Brooklyn.



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