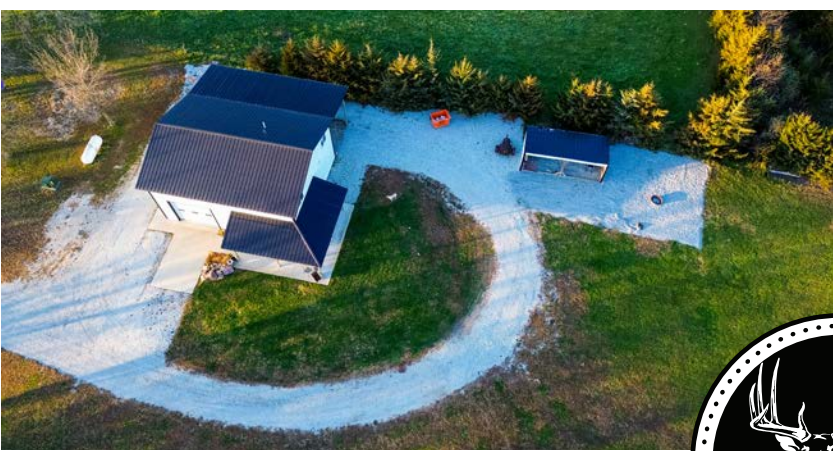


MIDWEST LAND GROUP PRESENTS

42 ACRES

DECATUR COUNTY, IA

18756 LAKEVIEW ROAD, LEON, IOWA 50144



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

42 +/- ACRE LAKEVIEW INVESTMENT AND HUNTING PROPERTY IN DECATUR COUNTY

This 42+/- acre property in Decatur County offers a rare combination of income potential, recreational opportunities, and comfortable living—sitting directly adjacent to the public ground surrounding Little River Lake, with beautiful views and easy access to the water. Located just 5 miles from Leon and 5 miles from Interstate 35, the setting provides the perfect blend of privacy and convenience.

The 1,620 sq. ft. fully furnished barndominium features 2 bedrooms, 1 full bathroom, rural water, propane gas, and septic. Whether used as a primary residence, weekend retreat, or turn-key rental, the home is set up for year-round comfort. It has already proven to be a strong income producer, generating roughly \$7,000 in

Airbnb revenue in recent months and around \$7,000 in past hay income from the productive alfalfa ground. Decatur County is known for its large whitetails, and this property has been rented to deer hunters, with additional spring rental potential for anglers targeting Little River Lake's walleye.

The acreage includes alfalfa fields, hardwood timber, open ground, and a small pond that draws wildlife throughout the year. A shed and wood-storage shack provide convenient storage for equipment and gear. With its lake views, diverse landscape, proven income streams, and strong appeal to both hunters and fishermen, this is a standout investment property with exceptional recreational and residential value.



PROPERTY FEATURES

COUNTY: **DECATUR** | STATE: **IOWA** | ACRES: **42**

- 42 +/- acres in Decatur County, Iowa
- Borders public hunting ground surrounding Little River Lake
- 1,620 square feet fully furnished barndominium
- 2 bedrooms, 1 full bathroom, rural water, propane gas, and septic
- Strong Airbnb history with approximately \$7,000 in revenue in recent months
- Hay production generating around \$7,000 in past seasons
- Fall rental potential for large whitetail deer
- Spring rental potential for walleye anglers fishing Little River Lake
- Alfalfa fields, hardwood timber, open ground, and a small wildlife pond
- Shed and wood-storage shack for equipment and gear
- Around 5 miles from Leon and 5 miles from Interstate 35 for convenient access



BORDERS LITTLE RIVER LAKE



FURNISHED BARNDOMINIUM



HAY PRODUCTION



HARDWOODS



SMALL WILDLIFE POND



STORAGE SHED



AERIAL MAP



Maps Provided By:



© AgriData, Inc. 2023 www.AgrDataInc.com

Boundary Center: 40° 46' 13.7, -93° 47' 31.16

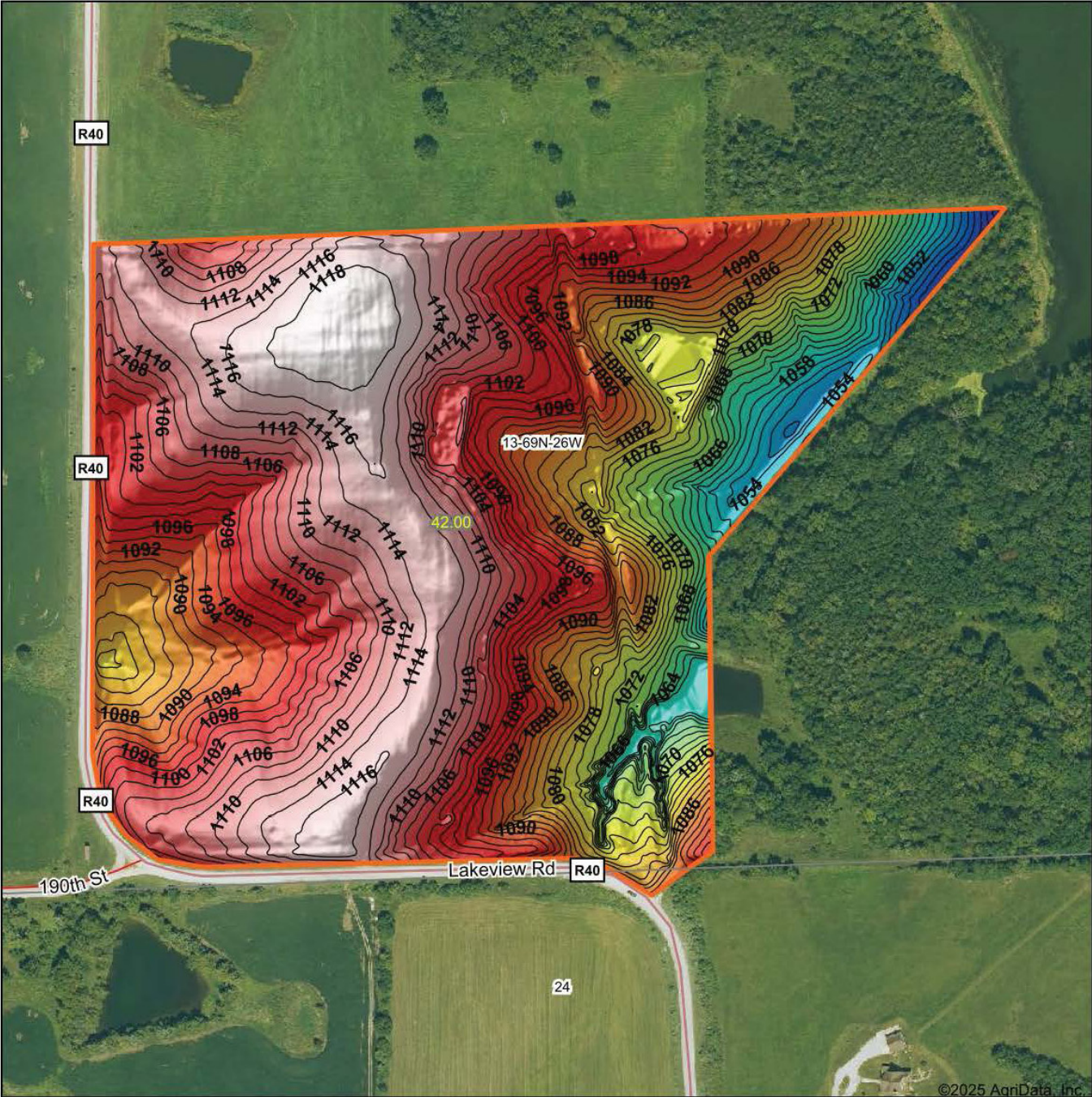
13-69N-26W
Decatur County
Iowa

0ft 349ft 697ft



11/14/2025

TOPOGRAPHY MAP



Maps Provided By:



© AgriData, Inc. 2023

www.AgridataInc.com

Source: USGS 1 meter dem

Interval(ft): 2

Min: 1,035.6

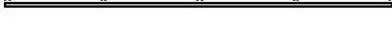
Max: 1,119.4

Range: 83.8

Average: 1,095.2

Standard Deviation: 17.75 ft

0ft 319ft 639ft

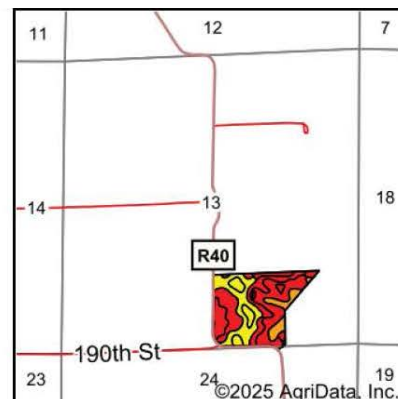
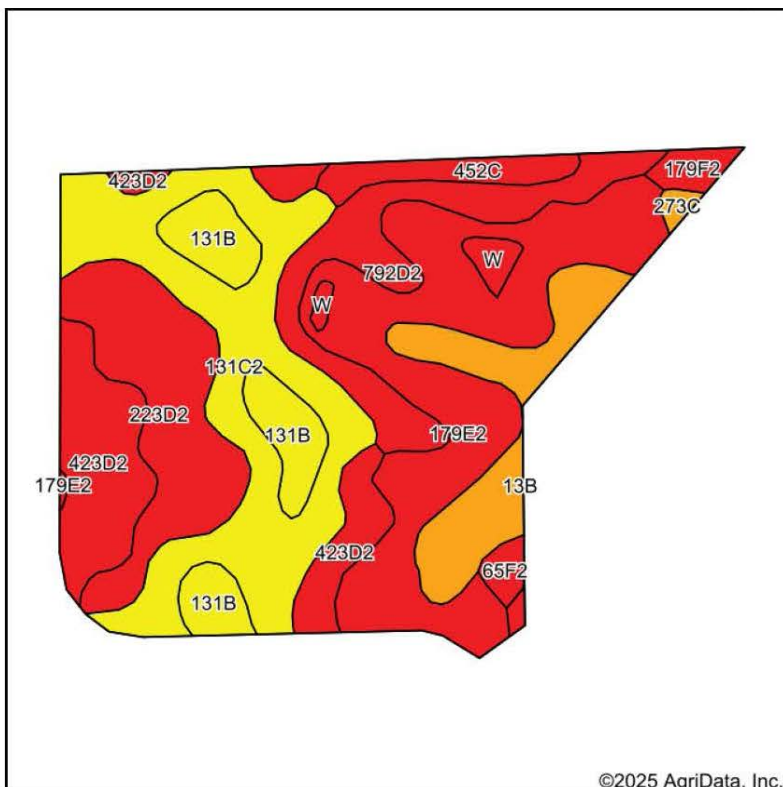


11/14/2025

13-69N-26W
Decatur County
Iowa

Boundary Center: 40° 46' 13.7, -93° 47' 31.16

SOIL MAP



State: **Iowa**
 County: **Decatur**
 Location: **13-69N-26W**
 Township: **Decatur**
 Acres: **42**
 Date: **11/14/2025**



Maps Provided By:

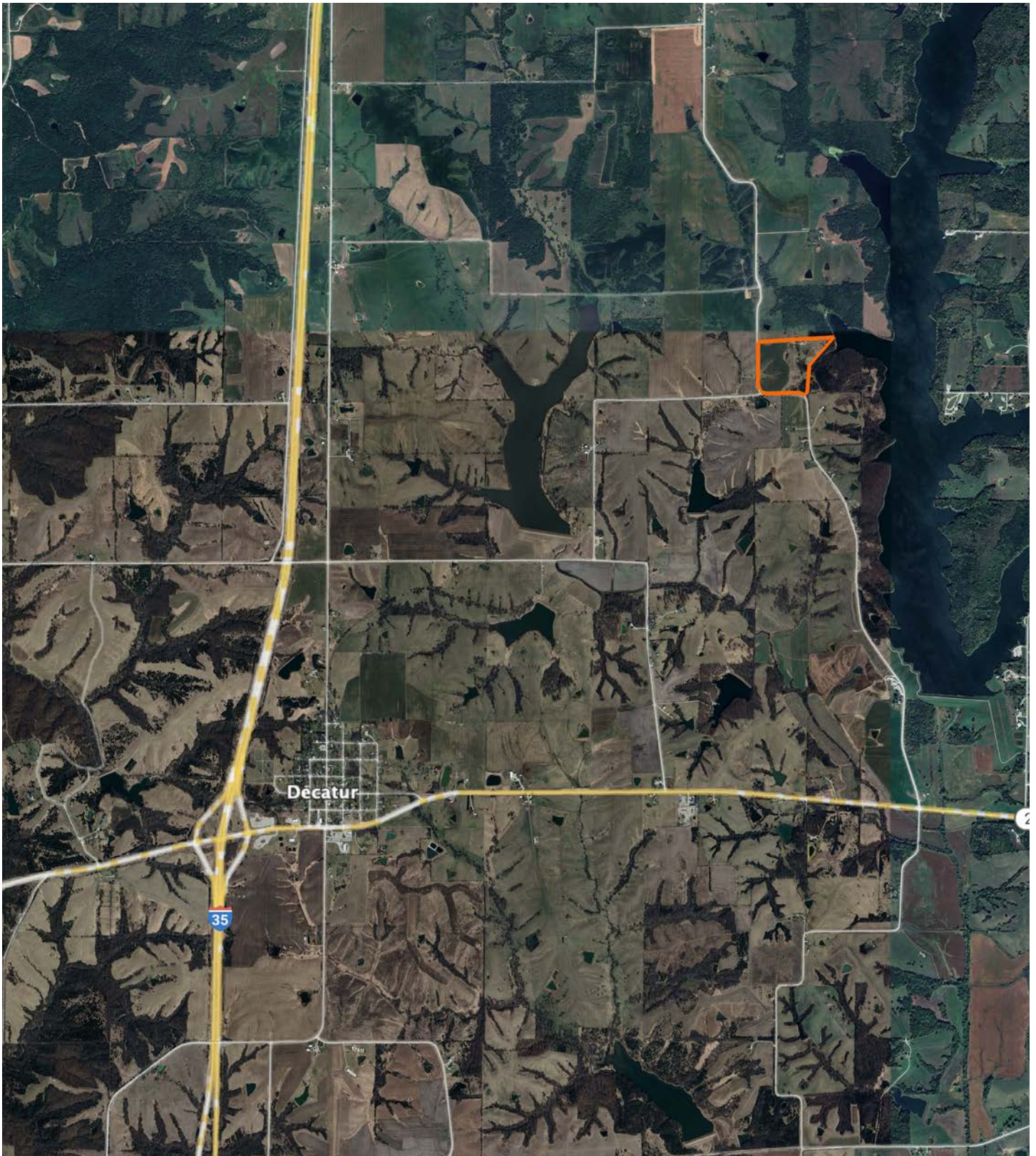


Soils data provided by USDA and NRCS.

Area Symbol: IA053, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*j Com Bu	*j Soybeans Bu	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Com	*n NCCPI Soybeans
179E2	Gara clay loam, 14 to 18 percent slopes, moderately eroded	9.94	23.6%		Vle	139.2	40.4	23	33	62	62	42
131C2	Pershing silty clay loam, 5 to 9 percent slopes, moderately eroded	8.84	21.0%		IIle	80.0	23.2	62	45	68	68	56
223D2	Rinda silty clay loam, 9 to 14 percent slopes, moderately eroded	5.09	12.1%		IVe	97.6	28.3	19	9	57	57	43
423D2	Bucknell clay loam, 9 to 14 percent slopes, moderately eroded	4.70	11.2%		IVe	97.6	28.3	8	13	60	57	44
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	4.26	10.1%		IVe	88.0	25.5	7	13	58	58	41
13B	Olmitz-Zook-Vesser complex, 0 to 5 percent slopes	3.55	8.5%		IIw	200.0	58.0	76	55	79	76	73
131B	Pershing silt loam, 2 to 5 percent slopes	2.94	7.0%		IIle	80.0	23.2	70	67	74	74	59
452C	Lineville silt loam, 5 to 9 percent slopes	1.14	2.7%		IIle	80.0	23.2	48	36	75	75	59
W	Water	0.49	1.2%			0.0	0.0	0	0			
179F2	Gara clay loam, 18 to 25 percent slopes, moderately eroded	0.49	1.2%		IVe	115.2	33.4	11	13	52	52	34

OVERVIEW MAP



AGENT CONTACT

Will Cooper grew up in Des Moines with a deep love for the outdoors and an uncommon drive to explore and learn more about the land around him. While most kids were chasing ballgames, Will was digging through assessor records, researching property lines, tracking sales, and daydreaming about owning ground of his own someday. Even then, he was thinking much farther ahead than just the next hunt.

A proud Iowa State grad with a degree in Finance and a minor in Financial Planning, Will brings sharp communication skills, relentless work ethic, and a service-first mindset to every client relationship. His professional background in financial planning taught him how to guide people through major decisions, manage details with precision, and build trust that lasts.

Wherever life takes him, Will feels most at home outside with people who share the sentiment. He serves Central and Southern Iowa with the heart of a lifelong outdoor enthusiast and the drive of someone who refuses to sit still or settle for 'good enough.' Friendly, fast-moving, and fiercely loyal, he's the kind of agent who treats every transaction like it's personal, because to him, it is.



WILL COOPER

LAND AGENT

515.842.0321

WCooper@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.