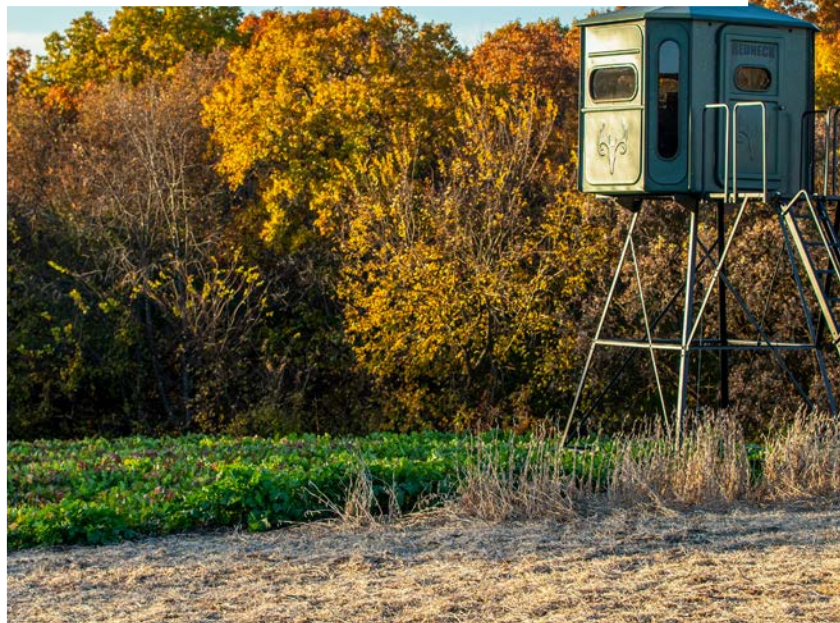
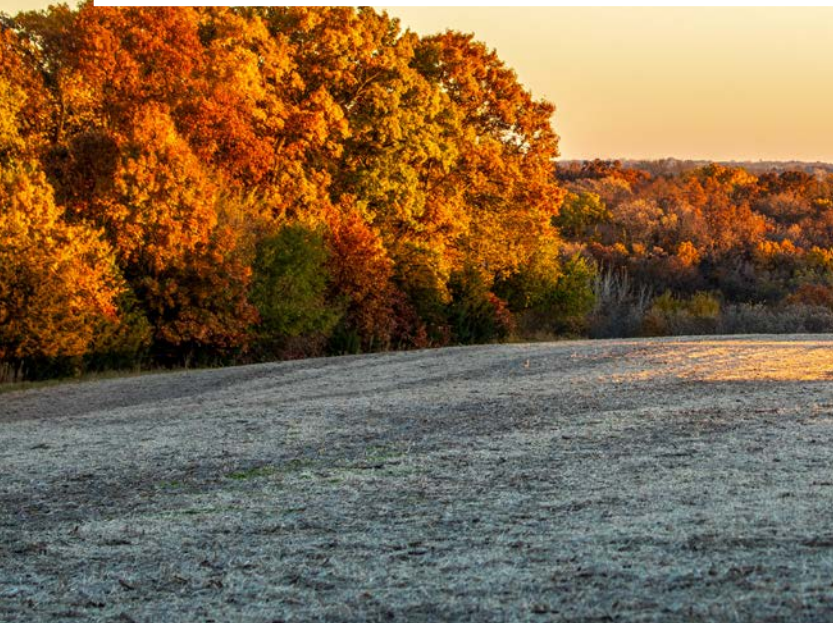


MIDWEST LAND GROUP PRESENTS



343 ACRES
UNION COUNTY, IA

2060 Umbrella Avenue, Thayer, Iowa 50254



MIDWEST LAND GROUP IS HONORED TO PRESENT

PREMIER HUNTING FARM WITH DOCUMENTED TROPHY WHITETAILS AND INCOME

Located just 50 miles from the Des Moines metro, this 343 +/- acre farm in Union County sits in one of southern Iowa's most proven whitetail neighborhoods. Serious hunters will immediately recognize the potential—diverse habitat, water sources, tillable income, documented trophy buck history, and the layout needed to hold and grow mature bucks year after year.

The habitat mix is exceptional. Approximately 182 +/- acres of hardwood timber weave through ridge tops, secluded pockets, thick bedding areas, and strategic pinch points. Multiple creeks and drainage ditches intersect the farm, creating natural travel corridors that connect bedding and food sources. Four ponds provide year-round water and a consistent attraction throughout the season. The remaining 137 +/- tillable acres (CSR2 57 avg.) generate income and offer flexibility for food-plot programs or custom farming arrangements. Call for details on the cash rent agreement for 2026.

The trail-camera history speaks for itself. Multiple mature bucks have been captured throughout the season, including daylight movement in October and November. From velvet in mid-summer to hard-antlered bucks cruising in the rut, the photos confirm what the area is known for—strong genetics, healthy age structure, and reliable trophy potential.

Infrastructure is a major strength. Five Redneck Big Country Platinum Box Blinds—each on 10' powder-coated

stands with porch extensions—are positioned across key travel routes and feeding areas. A newly constructed creek crossing provides improved access to multiple portions of the property, allowing you to move equipment or reach hunting areas more efficiently. Access from multiple sides makes it easy to hunt smart and minimize pressure.

A 60'x100' fully insulated steel-frame building provides substantial storage for equipment, implements, and UTVs. The east end is ideal for future living quarters, offering potential for a lodge or barndominium-style setup. A 1,037 square-foot cabin with 2 bedrooms, 1 bathroom, and a loft provides immediate on-site lodging. Power and water are available at the cabin and along 197th Road on the north boundary. Multiple additional building sites offer further residential or expansion options.

Convenience meets seclusion—just 1.5 miles off pavement, yet private from the moment you enter. Surrounded by large tracts, big timber, and neighboring properties with strong management practices, this farm is positioned perfectly for long-term whitetail success.

If you've been searching for a premier southern Iowa hunting property with proven genetics, diverse habitat, strong access, and exceptional infrastructure, this 343 +/- acre Union County farm is a rare offering. The groundwork is already in place—ready for the next owner to take it further. To schedule your private showing, contact Land Broker Korey O'Day today.

PROPERTY FEATURES

PRICE: **\$2,525,000** | COUNTY: **UNION** | STATE: **IOWA** | ACRES: **343**

- 182 +/- acres of hardwood timber
- 137 +/- tillable acres (57 CSR2 average)
- Call for details on cash rent agreement
- Documented history of high-scoring deer
- Deer, turkey, pheasant, and quail populations
- 5 Redneck Big Country Platinum Blinds (10' stands, porch extensions)
- Multiple food plots in place
- Newly constructed creek crossing
- Access from multiple directions
- 4 ponds
- 60'x100' insulated steel building (6 bay doors, 24-gauge roof)
- East portion of the building is suitable for future living quarters
- 1,037 square feet cabin (2 bed, 1 bath, loft)
- Power and water on-site
- Multiple build sites
- 1.5 miles off pavement
- 50 miles from Des Moines
- 8 miles from Afton, 17 miles from Osceola, 17 miles from Creston
- Taxes: \$2,655

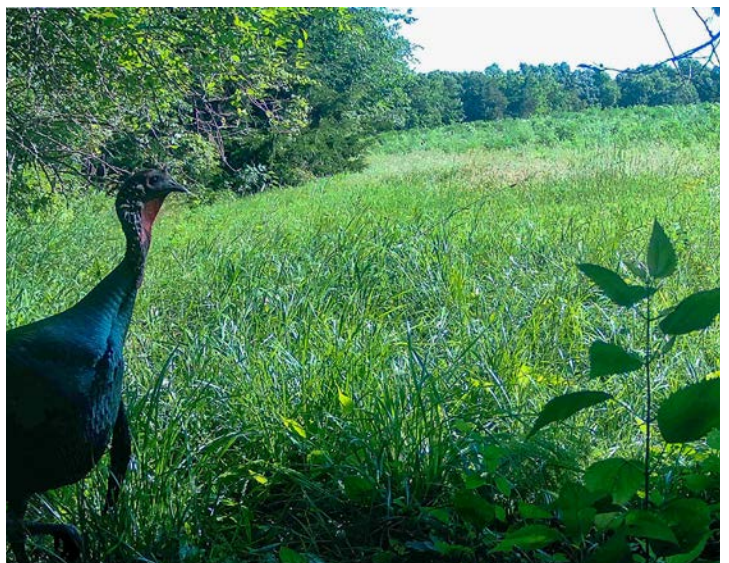


HUNTING OPPORTUNITIES

Multiple mature bucks have been captured throughout the season, including daylight movement in October and November. From velvet in mid-summer to hard-antlered bucks cruising in the rut, the photos confirm what the area is known for—strong genetics, healthy age structure, and reliable trophy potential.



ADDITIONAL TRAIL CAM PHOTOS



PONDS



137 +/- TILLABLE ACRES



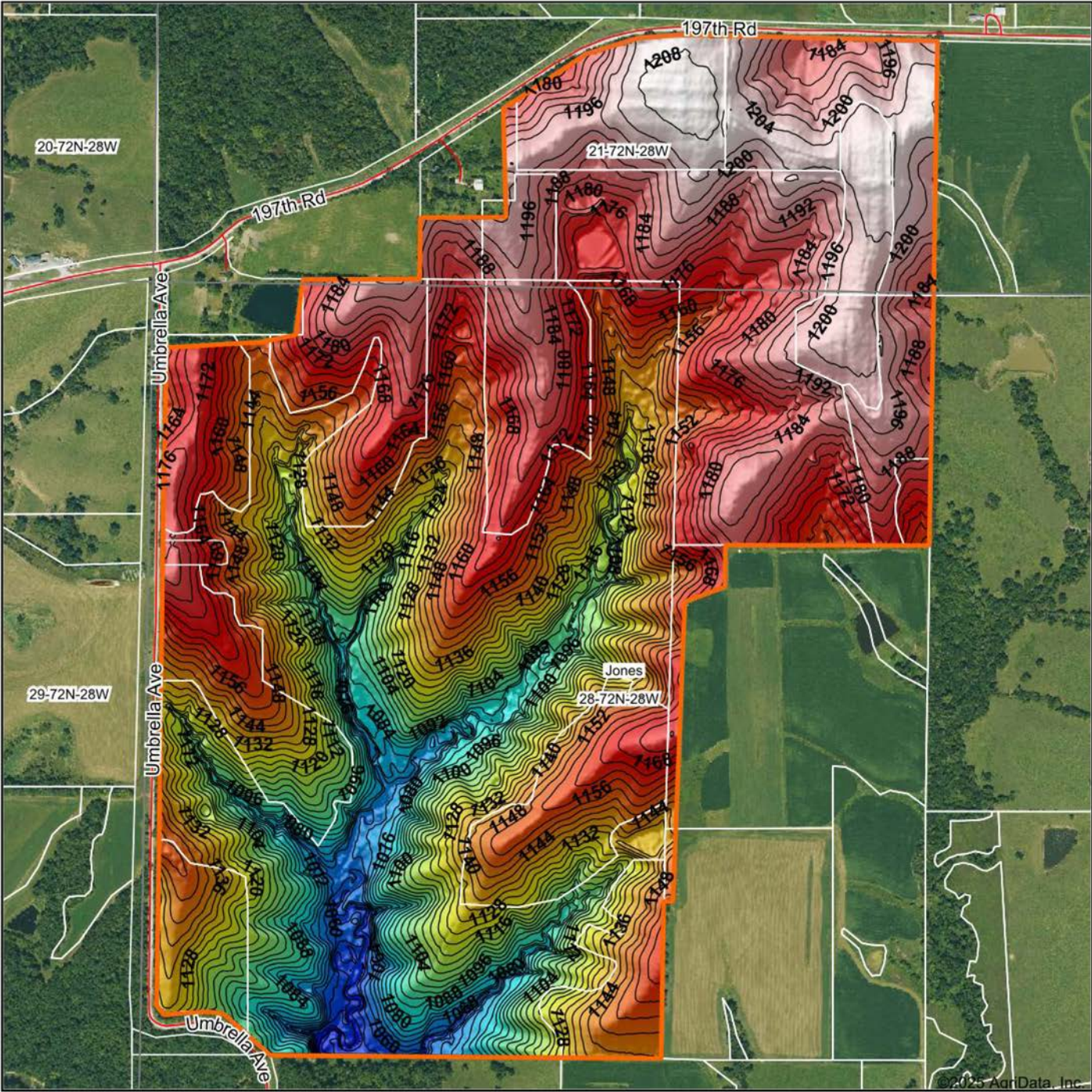
1,037 SQUARE-FOOT CABIN



60'X100' INSULATED STEEL BUILDING



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 3 meter dem

Interval(ft): 4

Min: 1,041.9

Max: 1,209.7

Range: 167.8

Average: 1,149.3

Standard Deviation: 38.75 ft

0ft 793ft 1586ft



11/10/2025

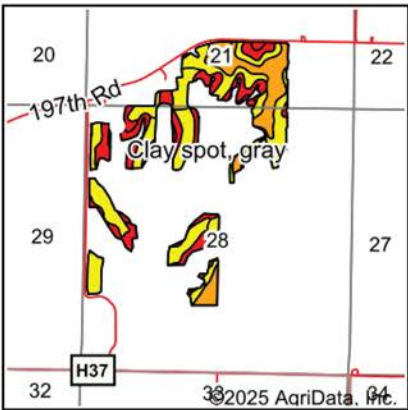
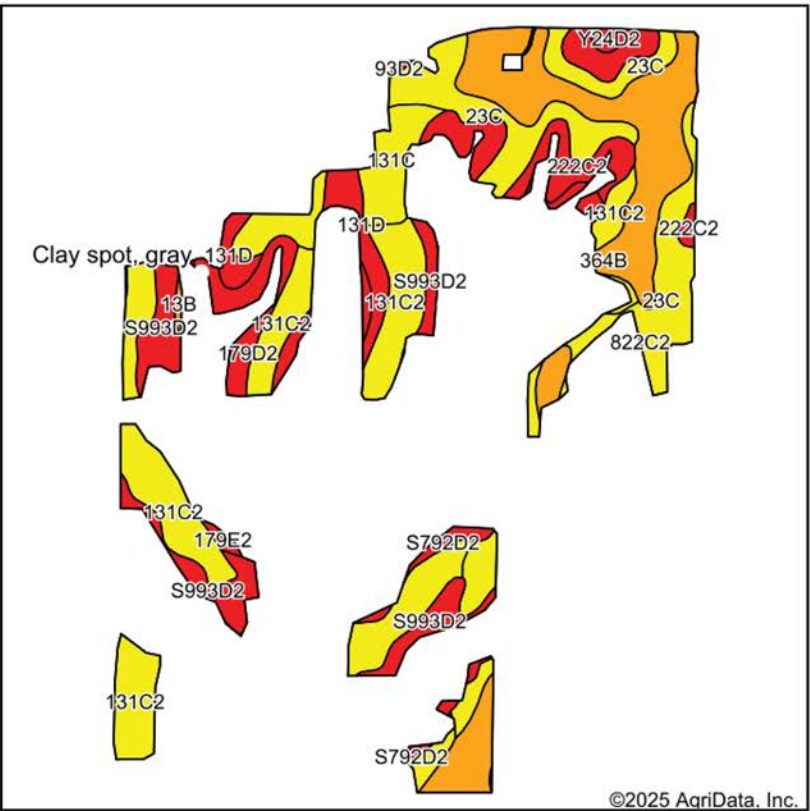
28-72N-28W

Union County

Iowa

Boundary Center: 41° 0' 32.92, -94° 5' 0.49

SOILS MAP



State: **Iowa**
County: **Union**
Location: **28-72N-28W**
Township: **Jones**
Acres: **137.23**
Date: **11/10/2025**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA175, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	*i Bluegrass Tons	*i Tall Grasses Tons	*i Water-Holding Inch	CSR2**	CSR
131C2	Pershing silt loam, 5 to 9 percent slopes, moderately eroded	35.23	25.7%		> 6.5ft.	Somewhat poorly drained	IIIe	80.0	2.1	23.2	1.4	2.4	11.8	62	45
364B	Grundy silty clay loam, 2 to 5 percent slopes	27.66	20.2%		> 6.5ft.	Somewhat poorly drained	IIe	80.0	2.1	23.2	1.4	2.4	12.2	72	75
23C	Arispe silty clay loam, 5 to 9 percent slopes	27.16	19.8%		> 6.5ft.	Somewhat poorly drained	IIIe	80.0	2.1	23.2	1.4	2.4	11.7	66	55
S993D2	Gara-Armstrong loams, 9 to 14 percent slopes, moderately eroded	14.72	10.7%		> 6.5ft.	Well drained	IVe	0.0	0.0	0.0	0.0	0.0	0.0	35	

SOILS MAP CONTINUED

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	*i Bluegrass Tons	*i Tall Grasses Tons	*i Water-Holding Inch	CSR2**	CSR	
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	10.74	7.8%		> 6.5ft.	Poorly drained	IVw	140.8	3.0	40.8	2.5	4.2	9.3	28	25	
131C	Pershing silt loam, 5 to 9 percent slopes	8.50	6.2%		> 6.5ft.	Somewhat poorly drained	IIIe	80.0	2.1	23.2	1.4	2.4	11.8	65	49	
131D	Pershing silt loam, 9 to 14 percent slopes	5.33	3.9%		> 6.5ft.	Somewhat poorly drained	IVe	80.0	2.1	23.2	1.4	2.4	11.8	41	36	
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	4.74	3.5%		> 6.5ft.	Well drained	IVe	163.2	4.6	47.3	2.9	4.9	10.7	38	43	
S792D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	1.43	1.0%		> 6.5ft.	Somewhat poorly drained	IVe	0.0	0.0	0.0	0.0	0.0	0.0	9		
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	0.75	0.5%		> 6.5ft.	Well drained	IIIe	0.0	0.0	0.0	0.0	0.0	0.0	49		
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	0.50	0.4%		> 6.5ft.	Well drained	Vle	139.2	3.9	40.4	2.5	4.2	10.7	24	33	
13B	Nodaway-Vesser silt loams, 2 to 5 percent slopes	0.32	0.2%		> 6.5ft.	Moderately well drained	IIw	190.4	4.0	55.2	3.4	5.7	11.7	77	42	
93D2	Adair-Shelby clay loams, 9 to 14 percent slopes, moderately eroded	0.15	0.1%		1.1ft. (Abrupt textural change)	Somewhat poorly drained	IVe	139.2	3.6	40.4	2.5	4.2	9.8	32	25	
Weighted Average								3.08	78.3	2	22.7	1.4	2.3	10.2	57	*

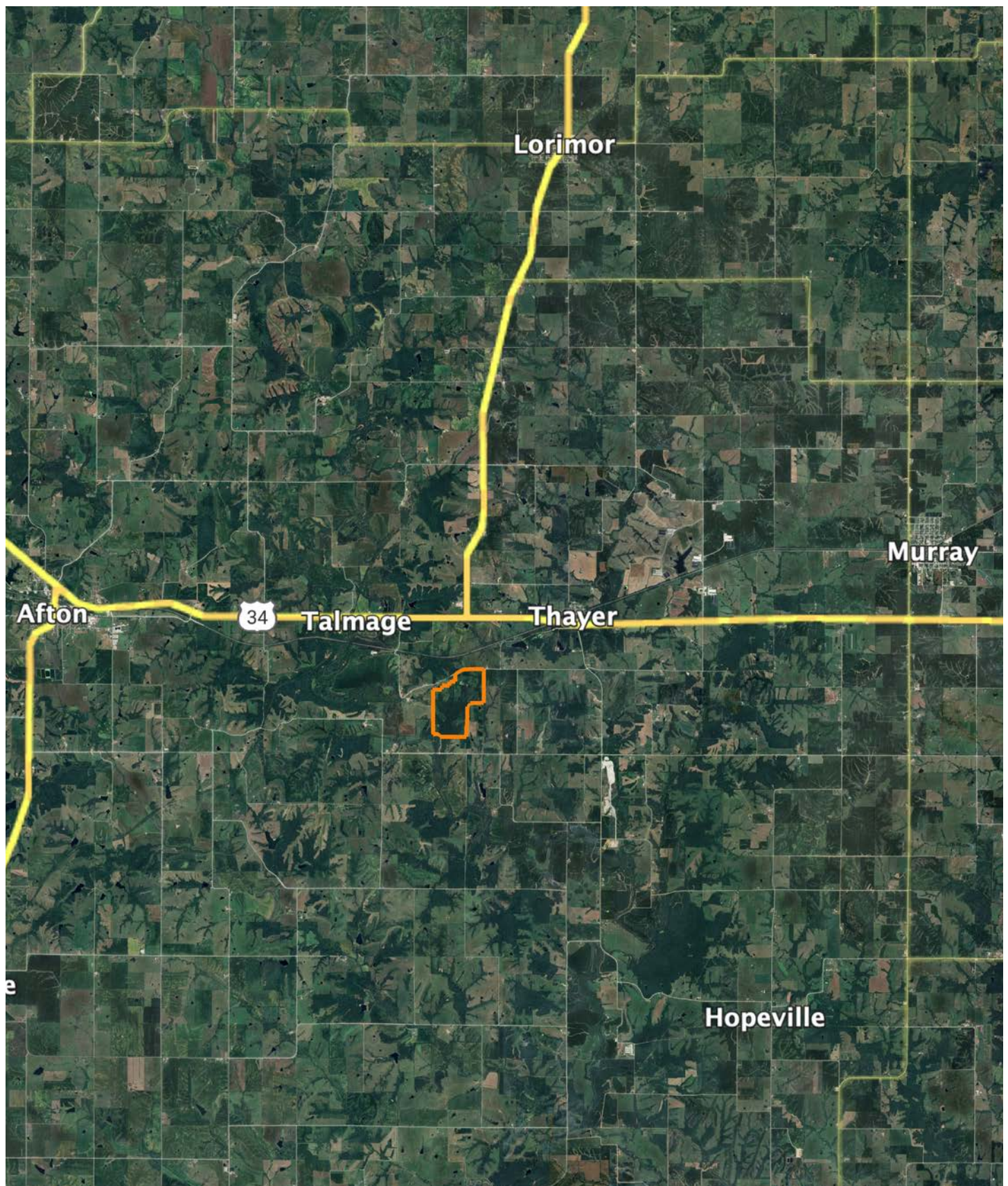
**IA has updated the CSR values for each county to CSR2.

*. 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



BROKER CONTACT

A lifelong passion for the outdoors fuels Korey O'Day's expertise in Iowa and Missouri land sales. Born and raised in Eldridge, Iowa, Korey developed a passion for hunting and the outdoors early in life. His childhood consisted of hunting trips to south central Iowa and in the early 2000's, his family purchased a piece of land in Ringgold County. This gave Korey and his brothers the opportunity to work and hunt on the family farm. Now, with more than two decades of experience managing land, Korey has a deep understanding of hunting, recreational, and agricultural properties. This knowledge and experience translates directly towards serving his clients at Midwest Land Group.

After graduating from the University of Iowa, Korey served in a business development position at Hometown Mechanical in Davenport, where he honed his skills in sales, relationship building, and brand management. Korey also produced outdoor media content for Midwest Whitetail, with a focus on photography, video production, and social media management. His passion for the outdoors is still stronger than ever and most of his free time is spent doing some type of hunting or work on the farms.

Korey's extensive market knowledge, work ethic, and professionalism has led to him being a top producer in his time at Midwest Land Group. If you're in the market to buy or sell land in Iowa or Missouri, give Korey a call today.



KOREY O'DAY,

LAND BROKER

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