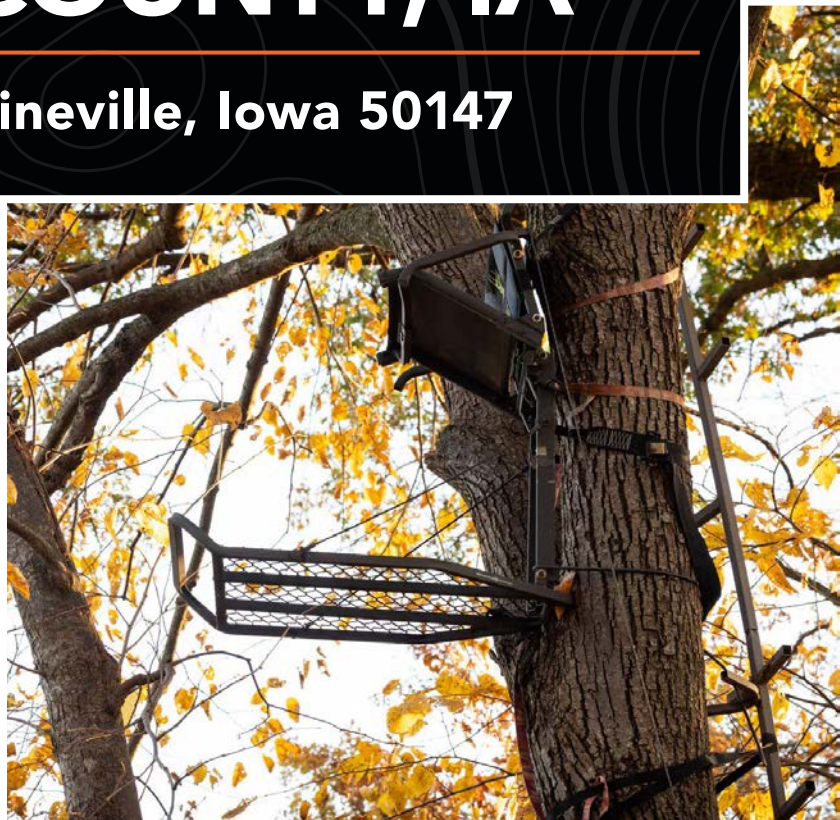
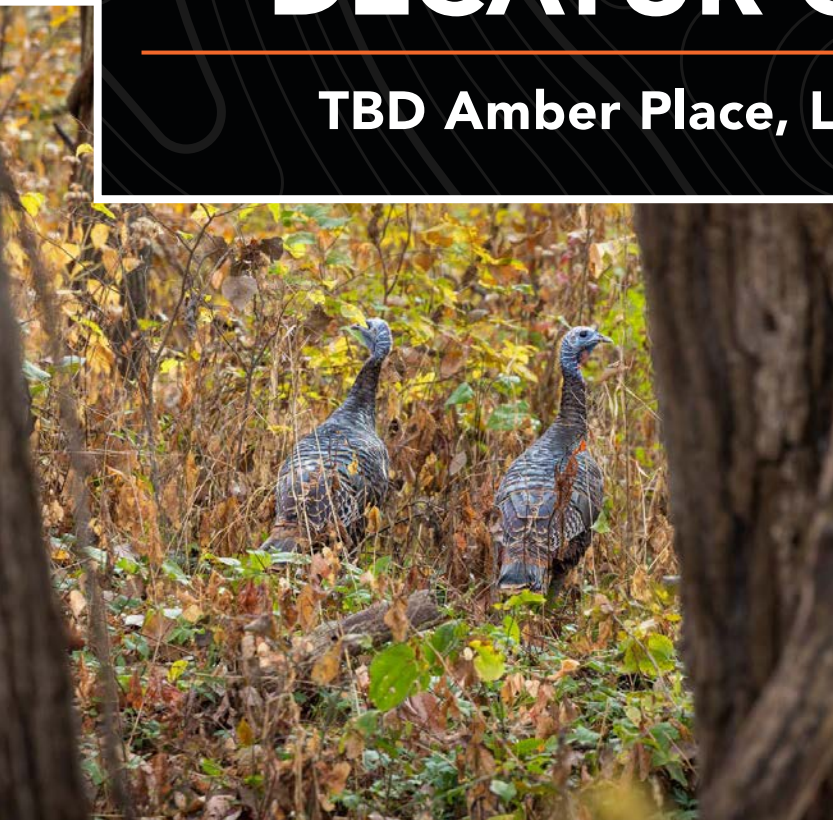


MIDWEST LAND GROUP PRESENTS



21 ACRES
DECATUR COUNTY, IA

TBD Amber Place, Lineville, Iowa 50147



MIDWEST LAND GROUP IS HONORED TO PRESENT

HONEY HOLE ON STATE LINE

Dynamite hunting tract with the perfect balance of big timber surrounding productive cropland on the Iowa and Missouri state line! Stretched alongside the Weldon River in Decatur County, Iowa, consisting of 10.46 tillable acres and 10.5 acres of mature timber with private easement access offering a completely hidden honey hole not visible from the road. This farm is absolutely loaded with wildlife; deer or turkey will be seen every time you step foot on the farm, with trails, tracks, and sign in every corner. The 10.46 tillable acres are leased at \$225/acre in 2026, providing \$2,353.50 per year, and have an NCCPI of 86.8 and CSR2 of 66.2. The timber is a mix of walnut, hickory, oak, and large turkey roosting sycamore trees.

If you are looking for a smaller, affordable hunting farm in one of the best hunting corridors in the Midwest, you should strongly consider this farm. Being that the farm is very remote with easement access, every inch of this property is huntable. You can not see a home or road, tucked in the middle of the Weldon River bottoms with thick timber draws, where there is always a good chance of seeing a mature whitetail.

This Decatur County, Iowa 21 farm you need to see if you are in the market for a smaller agriculture investment with excellent hunting and recreation, and limited maintenance required. Call Land Broker Will Wiest to schedule a showing and for additional information.



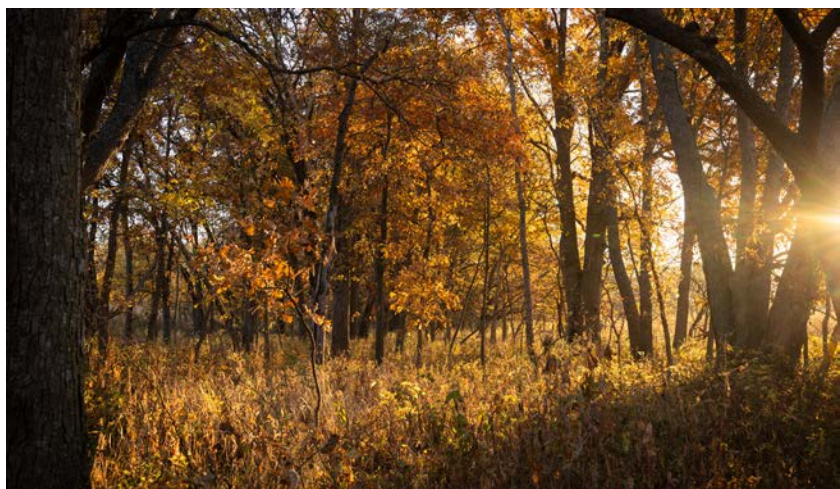
PROPERTY FEATURES

COUNTY: **DECATUR** | STATE: **IOWA** | ACRES: **21**

- 20.96 surveyed acres in Decatur County, Iowa, between Lineville and Pleaston
- Absolutely loaded with wildlife, including deer, turkey, and occasional pheasant
- Completely secluded with private easement access
- 10.46 acres of productive tillable land
- Weldon River frontage and walk in access
- NCCPI of 86.8 and CSR2 of 66.2.
- \$225/acre cash rent lease providing \$2,353.50 per year
- Beans in 2025 yielded 66 bushels per acre
- 10.5 acres of timber
- Timber fully surrounds the tillable field
- Healthy stand of walnuts and oaks
- Outstanding whitetail and turkey hunting
- Recreational use, including camping, fishing, floating, and exploring the river
- Local reputable farm tenant willing to extend lease
- 1.5 hours from Des Moines, 2 hours from KC
- Recorded perpetual easement access
- Real estate taxes are \$140 per year



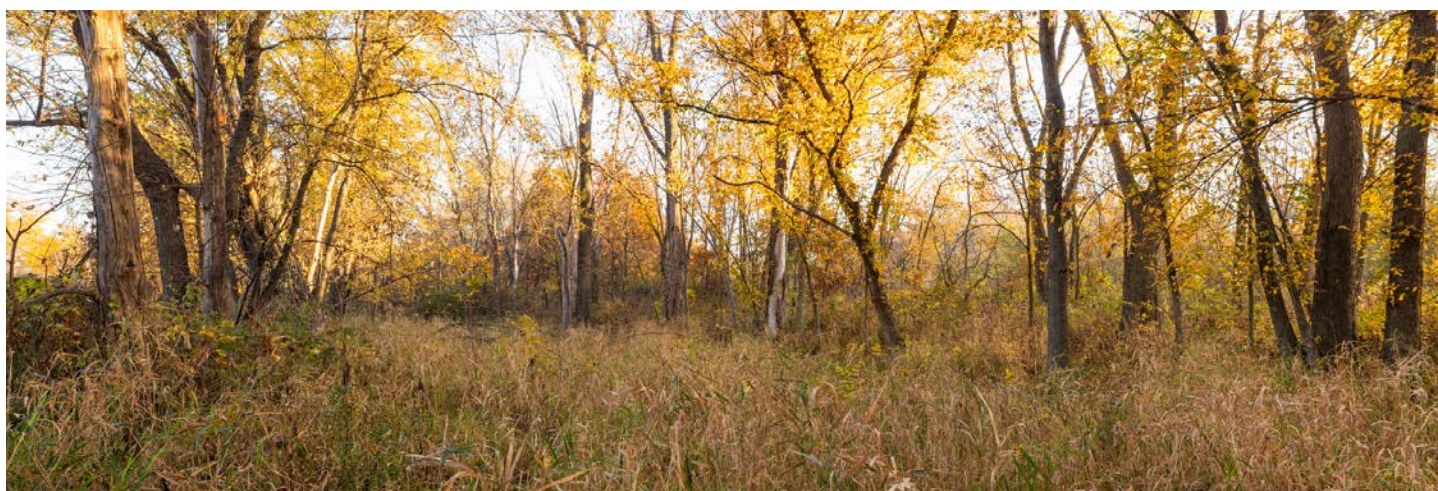
20.96 SURVEYED ACRES



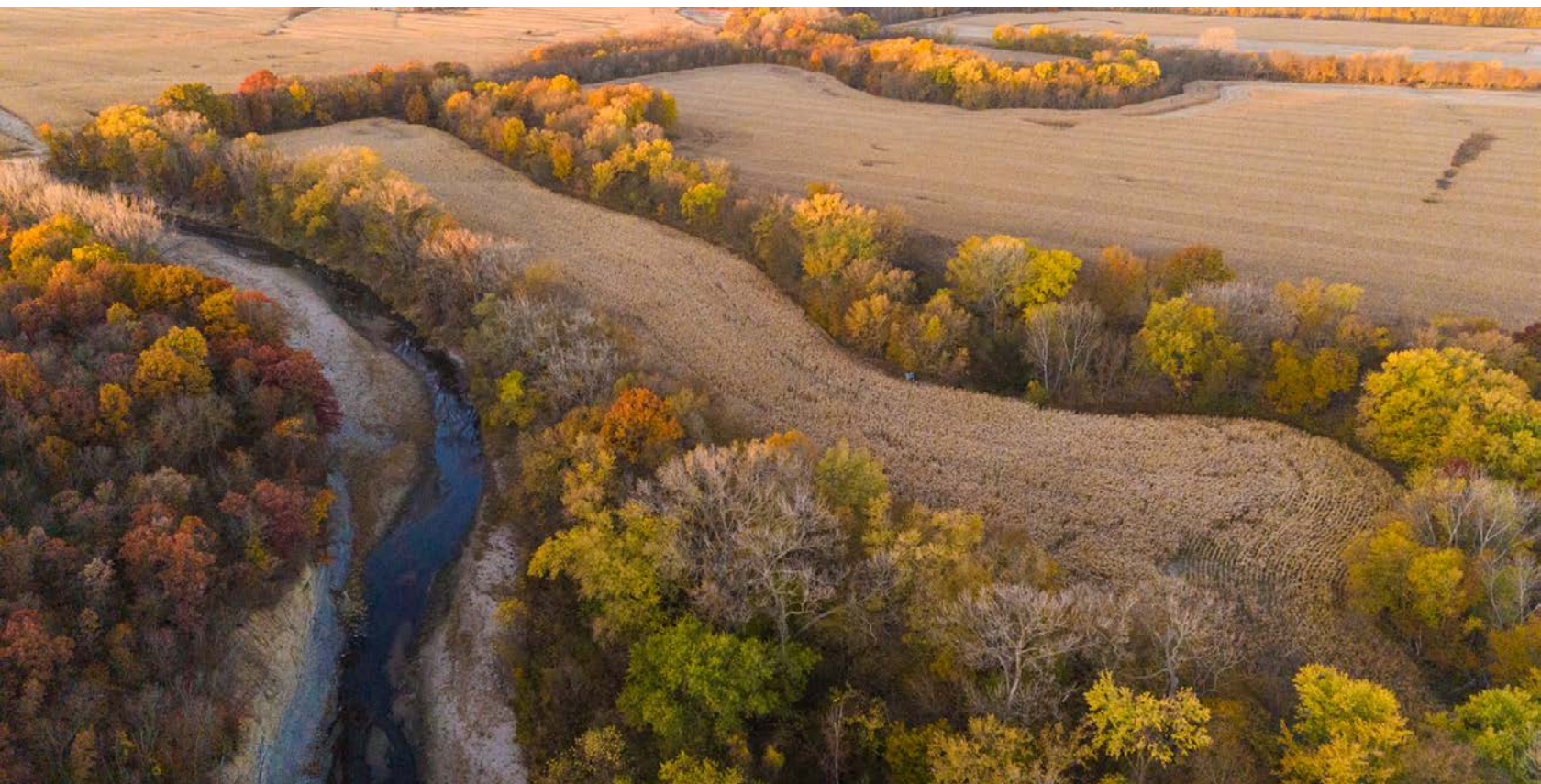
LOADED WITH WILDLIFE



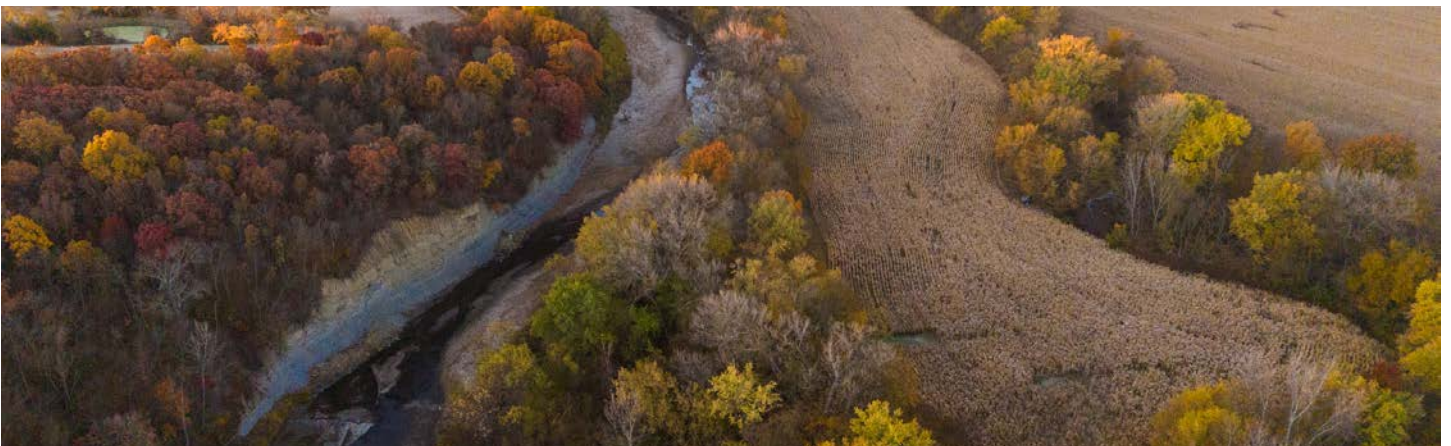
COMPLETELY SECLUDED



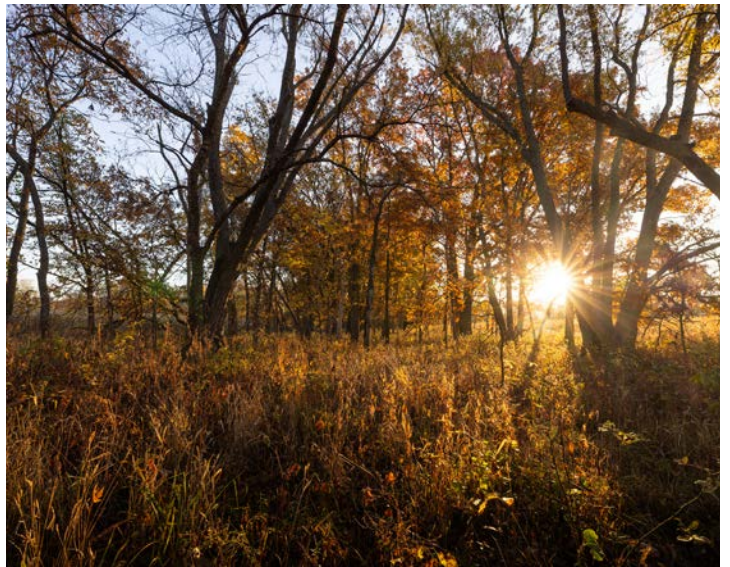
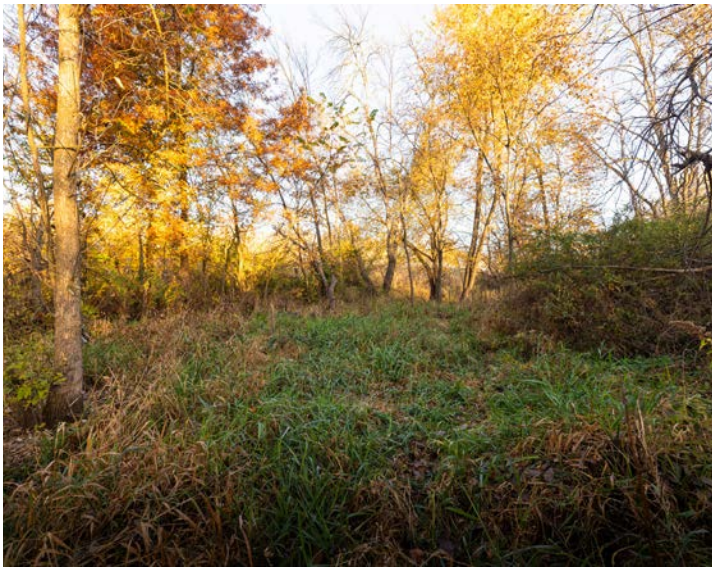
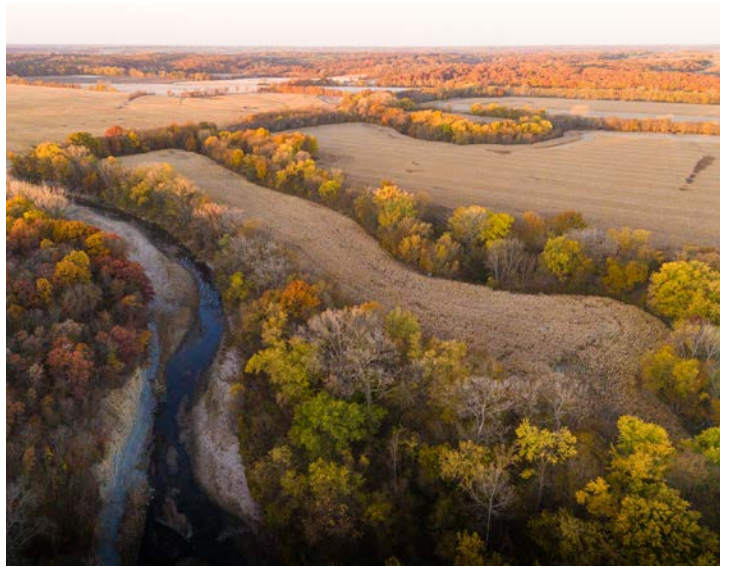
10.46 ACRES PRODUCTIVE TILLABLE LAND



WELDON RIVER FRONTAGE



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



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www.AgriDataInc.com

Boundary Center: 40° 34' 53.82, -93° 36' 42.86

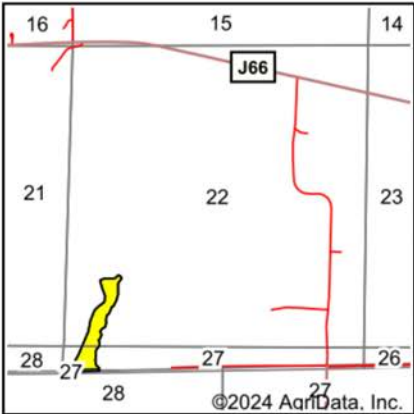
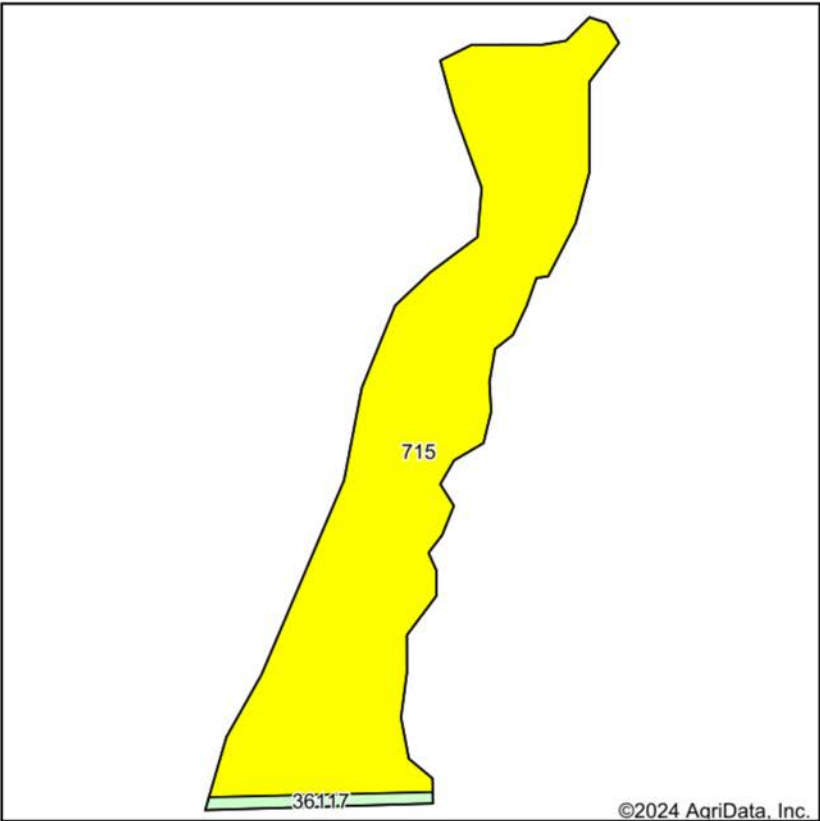
22-67N-24W
Decatur County
Iowa

0ft 381ft 763ft



4/8/2024

SOILS MAP



State: **Iowa**
County: **Decatur**
Location: **22-67N-24W**
Township: **Morgan**
Acres: **10.71**
Date: **4/8/2024**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IA053, Soil Area Version: 29
Area Symbol: MO129, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
715	Nodaway-Lawson-Klum complex, 0 to 3 percent slopes, occasionally flooded	10.43	97.4%		Ilw	68	80	87	84	85
36117	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	0.28	2.6%		Ilw			80	80	78
Weighted Average					2.00	66.2	*-	*n 86.8	*n 83.9	*n 84.8

**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.
*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

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Maps Provided By:



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Map Center: 40° 34' 36.33, -93° 36' 30.41

0ft 10300ft 20601ft



4/8/2024

BROKER CONTACT

Joining in 2014, Will Wiest is one of our original agents in North Missouri and Southern Iowa. Since joining Midwest Land Group, Will has been a top producer each year, serving his clients through the entire process of selling and investing in real estate. Will has an entrepreneurial spirit, thinks big, and accepts any challenge with a smile. Will truly believes land is one of the best investments a person can make and has seen the continued appreciation and income his clients continue to make since he began selling farms in 2014. Will has a tenacious work ethic, with a focus on agriculture farms, investment real estate, and recreational properties. Will is surrounded by an incredible team, mentors, friends, and family who push him to grow professionally and personally. One of his greatest mentors is his father - a minister, a psychology professor, and a cattleman at their family farm in Missouri.

Will received a Bachelors's and Masters's degree from the University of Central Missouri in Warrensburg. Will strives to continually learn through professional networking events and training. Will has experience serving as a bank board member at a local bank, serving as President of local wildlife association chapters, and is a member of the Realtor Land Institute, Kansas City Real Estate Association, Iowa Association of Realtors, CoStar, Farm and Ranch MLS, Heartland MLS, West Central, and Southeast Iowa MLS.

Will's drive stems from supporting his wife Megan, and three sons, Preston, Luke, and Brooks. Will spends time working on the business or creating memories with his family and with his boys traveling, practicing sports, enjoying the outdoors, hunting, and exploring their land just outside of town. Will coaches his son's basketball and soccer team and supports their local education foundation. Will loves to hike and big game hunt in the mountains out west. Let Will's versatile experience and proven track record go to work for you to accomplish your real estate goals.



WILL WIEST,

ASSOCIATE LAND BROKER

816.703.9066

WWiest@MidwestLandGroup.com



MidwestLandGroup.com

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