

MIDWEST LAND GROUP PRESENTS



DAVIS COUNTY, IA

162 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PREMIUM 162 ACRE HUNTING, FISHING, & INVESTMENT FARM

Welcome to an exceptional 162 +/- acre property in the heart of Davis County, Iowa—an area known for premier whitetail hunting, strong agricultural returns, and highly desirable rural living. Located just 10 minutes from Bloomfield and only 6 minutes from the Missouri border, this property blends accessibility with seclusion. With paved road frontage and utilities available, it provides an ideal foundation for future building sites while preserving the beauty and privacy of the surrounding landscape.

The farm features a perfect balance of habitat and income. Mapping estimates approximately 67 +/- current tillable acres (according to Surety), and the current owner is open to cash-renting the cropland to the buyer for immediate return. An additional ~\$8,000 in CRP

income further strengthens the investment profile. The remaining acres showcase mature oak and cedar timber, rolling terrain, and outstanding deer signs – scrapes, rub lines, and heavy trails throughout. Two stocked ponds, one approximately 3.5 acres and the other over 1 acre, offer fishing, waterfowl potential, and relaxing views. Multiple access points enhance huntability and farming flexibility.

Whether you're seeking income-producing farmland, recreational ground, a rural build site, or all of the above, this property delivers. An adjoining 38 acres with a home and storage barn is also available for buyers seeking a turnkey property. Showings are available by appointment only.



PROPERTY FEATURES

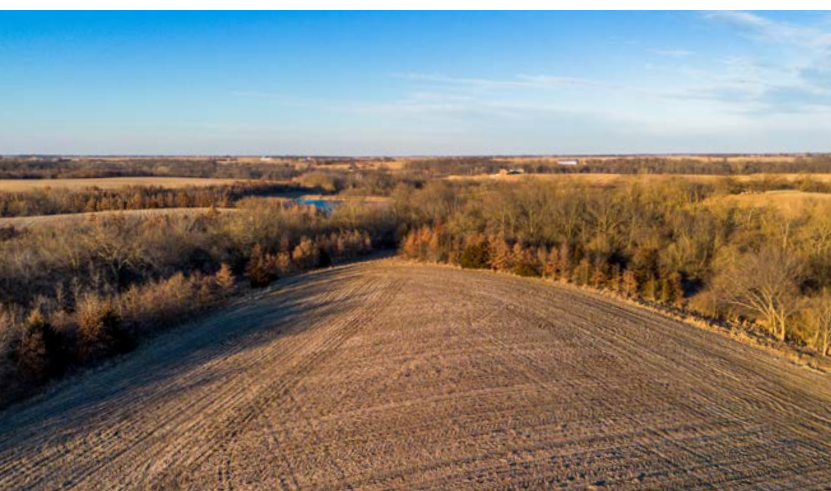
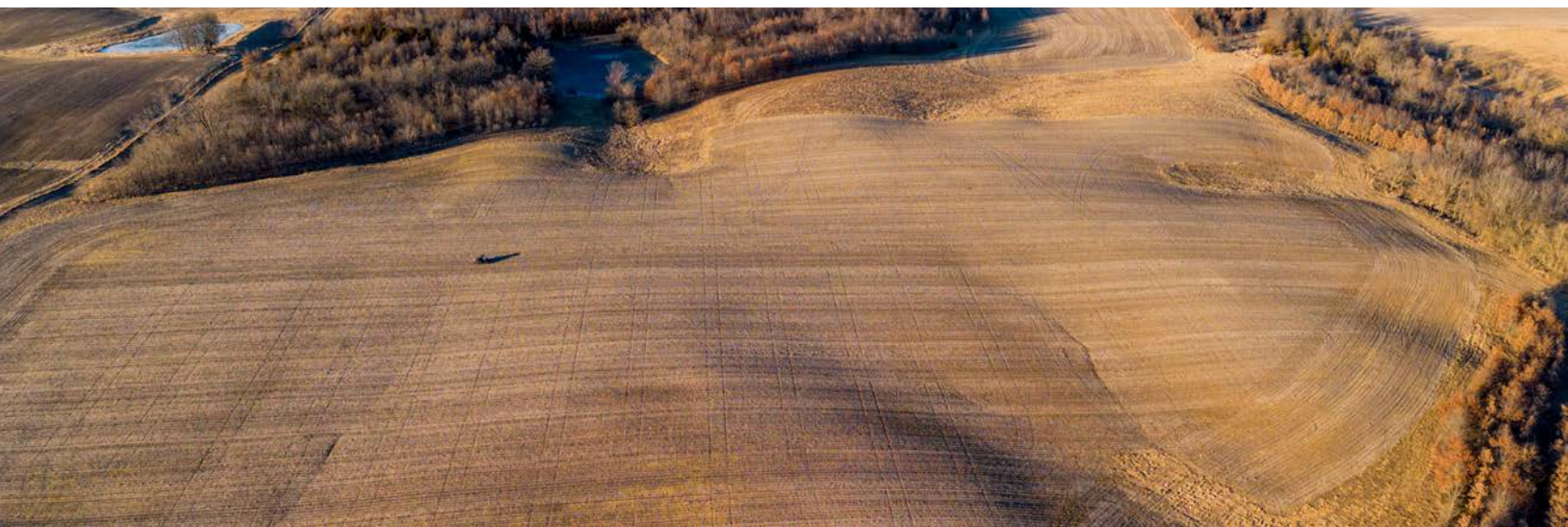
COUNTY: **DAVIS** | STATE: **IOWA** | ACRES: **162**

- 10 minutes to Bloomfield, Iowa
- 6 minutes from the Missouri border
- Paved road frontage with utilities available
- Multiple build-site opportunities
- Located in the Davis County School District
- Plentiful oak and cedar timber
- Two stocked ponds (approximately 3.5 acres and 1+ acre)
- Excellent deer habitat with numerous scrapes and heavy trails
- Approximately 67 +/- current tillable acres according to Surety (seller would consider cash rent to buyer)
- Approximately \$8,000 in existing CRP income
- Multiple access points
- Strong investment, recreational, and hunting attributes
- Additional 38 acres with home and storage barn available
- Showings by appointment only

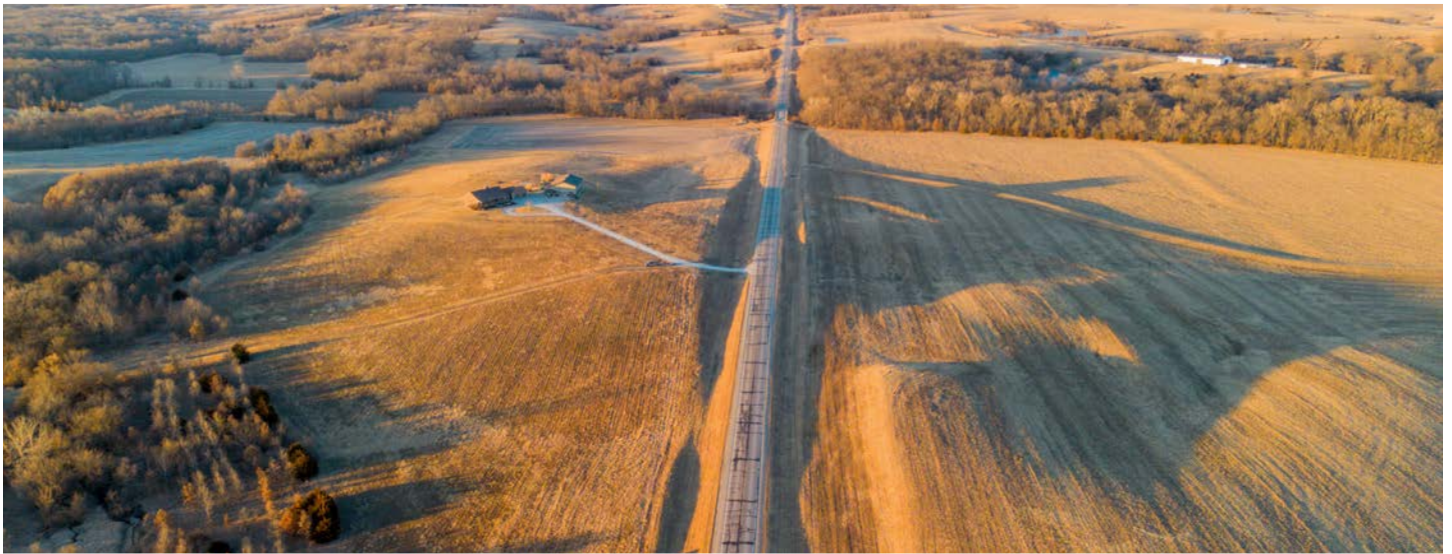


INCOME-PRODUCING

Mapping estimates approximately 67 +/- current tillable acres (according to Surety), and the current owner is open to cash-renting the cropland to the buyer for immediate return. An additional ~\$8,000 in CRP income further strengthens the investment profile.



PAVED ROAD FRONTAGE & MULTIPLE ACCESS POINTS

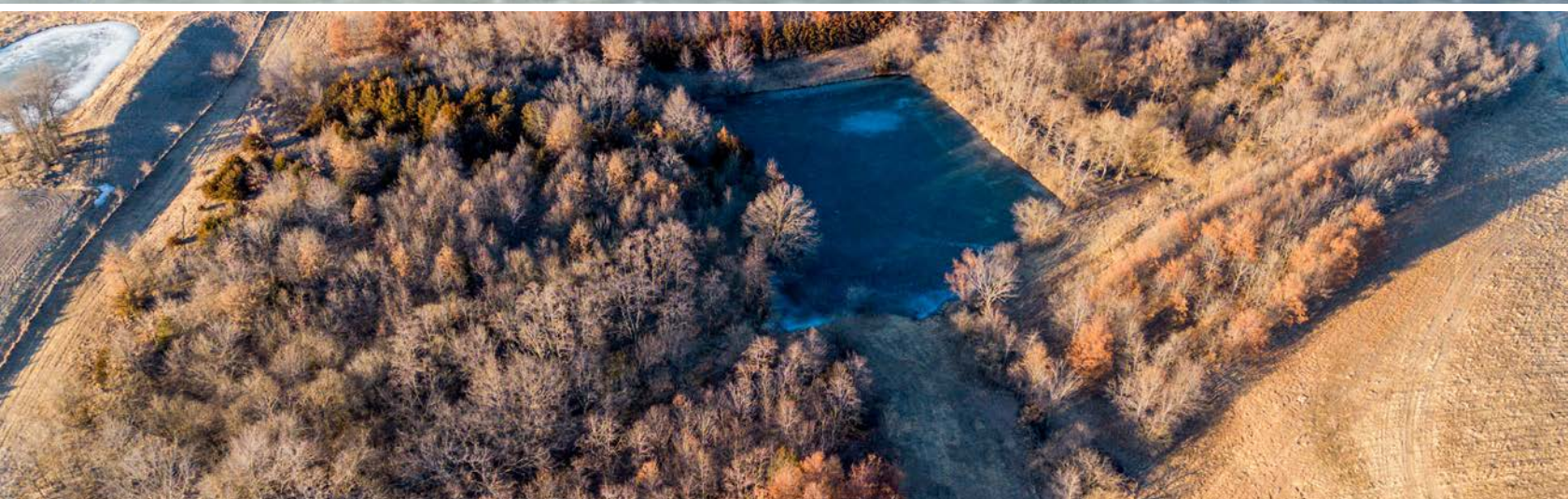


OUTSTANDING DEER SIGN



TWO STOCKED PONDS

Two stocked ponds, one approximately 3.5 acres and the other over 1 acre, offer fishing, waterfowl potential, and relaxing views.



PLENTIFUL OAK & CEDAR TIMBER



AERIAL MAP



Maps Provided By:



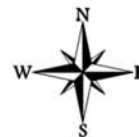
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Boundary Center: 40° 39' 57.3, -92° 23' 4.08

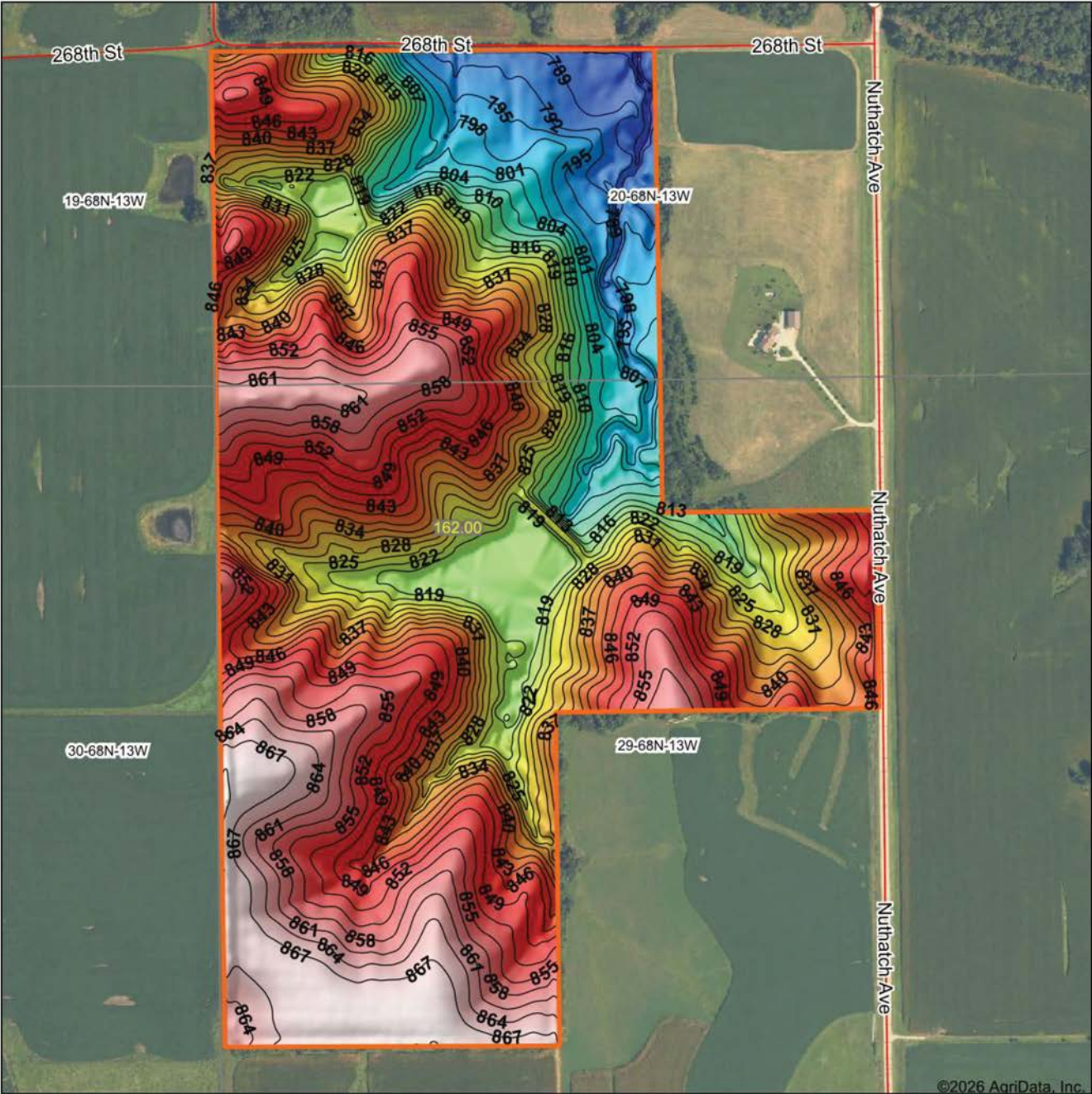
29-68N-13W
Davis County
Iowa

0ft 620ft 1241ft



2/11/2026

HILLSHADE MAP



Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 3 meter dem
Interval(ft): 3

Min: 778.8

Max: 870.7

Range: 91.9

Average: 835.9

Standard Deviation: 21.82 ft

0ft 619ft 1237ft

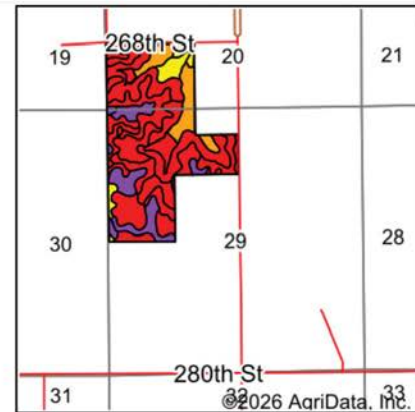
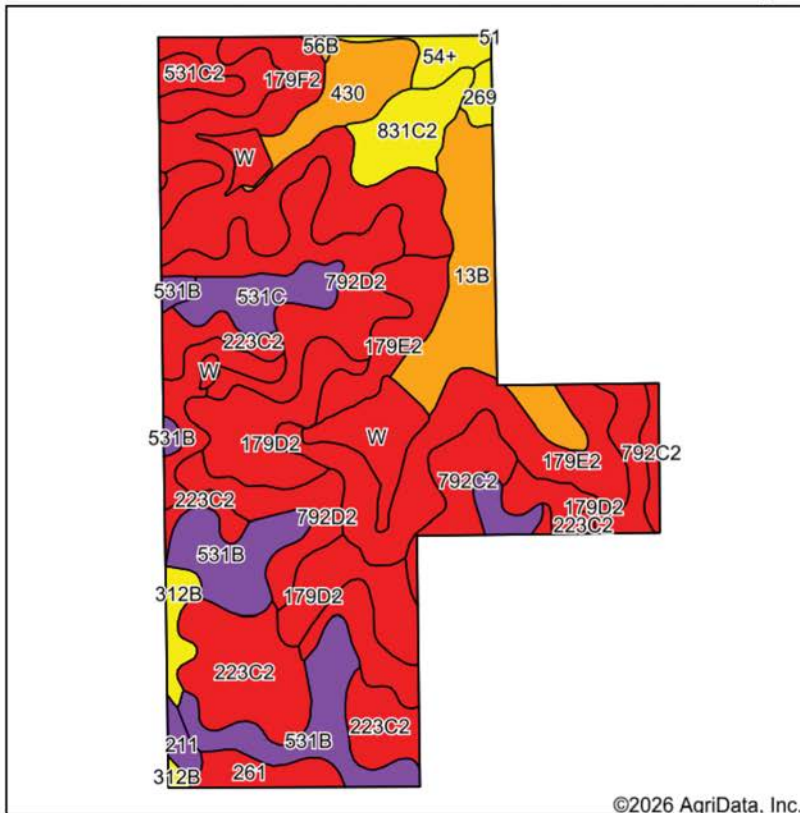


2/11/2026

29-68N-13W
Davis County
Iowa

Boundary Center: 40° 39' 57.3, -92° 23' 4.08

SOILS MAP



State: **Iowa**
 County: **Davis**
 Location: **29-68N-13W**
 Township: **Grove**
 Acres: **162**
 Date: **2/11/2026**



Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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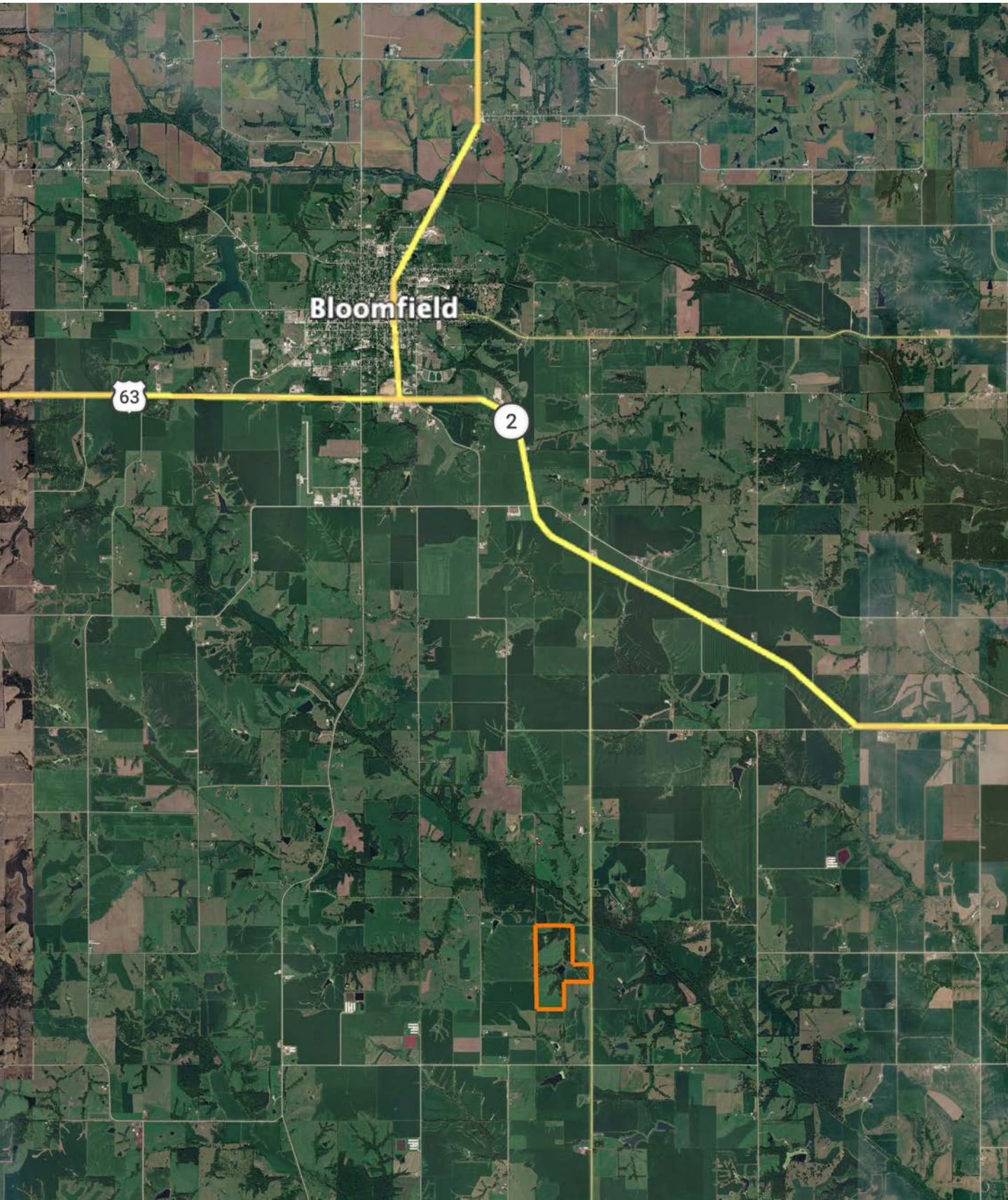


Soils data provided by USDA and NRCS.

Area Symbol: IA051, Soil Area Version: 32

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
792D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	21.58	13.1%		IVe	88.0	25.5	9	13	62	62	43
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	18.79	11.6%		Vle	139.2	40.4	24	33	62	62	44
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	17.99	11.1%		IVe	163.2	47.3	44	43	73	72	53
179F2	Gara loam, 18 to 24 percent slopes, moderately eroded	16.77	10.4%		Vle	115.2	33.4	12	13	54	54	36
223C2	Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded	16.15	10.0%		IVw	126.4	36.7	45	22	60	60	46
531B	Kniffin silt loam, 2 to 5 percent slopes	15.14	9.3%		IIle	80.0	23.2	55	54	69	64	66
13B	Olmitz-Vesser-Zook complex, 0 to 5 percent slopes	11.70	7.2%		IIw	200.0	58.0	74	60	83	80	74
792C2	Armstrong loam, 5 to 9 percent slopes, moderately eroded	8.92	5.5%		IIle	123.2	35.7	31	27	65	65	47
W	Water	6.08	3.8%			0.0	0.0	0	0			
430	Ackmore silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	5.48	3.4%		IIw	203.2	58.9	77	83	91	91	82

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

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MidwestLandGroup.com

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