

MIDWEST LAND GROUP PRESENTS

122.5 ACRES

TAYLOR COUNTY, IA

0000 170TH STREET, GRAVITY, IOWA 50848



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

MIDDLE BRANCH MONARCH PREMIER TAYLOR COUNTY WHITETAIL FARM

This is, without question, one of the most well-laid-out whitetail farms in southern Iowa. Located in the heart of big-buck country, this Taylor County tract offers everything serious hunters and land investors are looking for — income, access, habitat diversity, and documented giant whitetails. It's my privilege to represent some of the finest whitetail farms in the state of Iowa, and I can confidently say this one stands among the very best on the market right now.

The Middle Branch of the One Hundred and Two River forms the north boundary of the property, creating a natural travel corridor that acts like a revolving door for rutting bucks in November. The farm is a true habitat-rich environment with thick cedar thickets, beautiful stands of CP25, well-maintained buffer strips, and a large, low-pressure bedding sanctuary in the northeast corner that sees very little intrusion. While previewing the property, I personally observed over a dozen bucks in a single visit — a testament to the age structure and overall deer density in the area.

There are 56 +/- acres of open ground, including approximately 24 +/- acres of lush alfalfa under a share-crop agreement generating an additional \$2,000–\$4,000 annually. The alfalfa is a major draw, and it's not uncommon to see 50–80 deer in a single sit. In

addition to the hay ground, the farm includes CRP acres producing \$7,028 annually, approximately \$1,960 per year from a wind study lease, and additional open acres not currently enrolled in any program — offering flexibility for expanded food plots, clover, brassicas, or strategic kill plots. Rows of apple trees and other plantings are scattered throughout the farm, further enhancing year-round attraction.

Access is a major strength of this property. You have gravel road frontage to the west and a more private Level B road along the south side. There are three separate field approaches on the south end, allowing you to slip in and out undetected and hunt multiple wind directions effectively. A well-maintained trail system runs throughout the entire property, providing seamless access for equipment, quiet entry and exit for hunting, and year-round usability across every corner of the farm. The neighborhood is known for producing mega-giant whitetails, and the trail camera history speaks for itself — these photos will leave you drooling.

A grain bin is included with the property, and the farm offers a strong balance of recreation and income with an estimated total annual income of approximately \$12,000. Shown by appointment only. Contact Land Agent Kyle Steinfeldt to schedule your private showing today.

PROPERTY FEATURES

COUNTY: **TAYLOR** | STATE: **IOWA** | ACRES: **122.5**

- Located in Taylor County, Iowa
- One of the most well-laid-out whitetail farms in southern Iowa
- Middle Branch of the One Hundred and Two River along the north boundary
- Proven area for mature, trophy-class whitetails
- Documented trail camera history of giant bucks
- Large, low-pressure bedding area in the northeast portion
- Thick cedar thickets providing exceptional cover
- Approximately 56 +/- acres of open ground
- 24 +/- acres of alfalfa under share crop agreement
- \$7,028 annual CRP income
- Approximately \$1,960 annual wind study lease income
- Estimated total annual income of approximately \$12,000
- Additional open acres not currently enrolled in programs for expansion of food plots
- Numerous pockets ideal for clover, brassicas, and kill plots
- Rows of apple trees and established tree plantings
- Beautiful CP25 stands and maintained buffer strips
- Grain bin included
- Road frontage on the west (gravel) and south (Level B)
- Three separate field approaches on the south end
- Ability to hunt multiple wind directions
- Low-pressure neighborhood with strong deer density
- Pheasant population observed on the property
- Approximately 6 miles to Gravity, IA
- Approximately 15 miles to Bedford, IA
- Approximately 25 miles to Clarinda, IA
- Approximately 40 miles to Creston, IA
- Approximately 95 miles to Des Moines, IA
- Approximately 110 miles to Kansas City, MO



PREMIER WHITETAIL FARM

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24 +/- ACRES OF ALFALFA



56 +/- ACRES OF OPEN GROUND



ONE HUNDRED AND TWO RIVER

The Middle Branch of the One Hundred and Two River forms the north boundary of the property, creating a natural travel corridor that acts like a revolving door for rutting bucks in November.



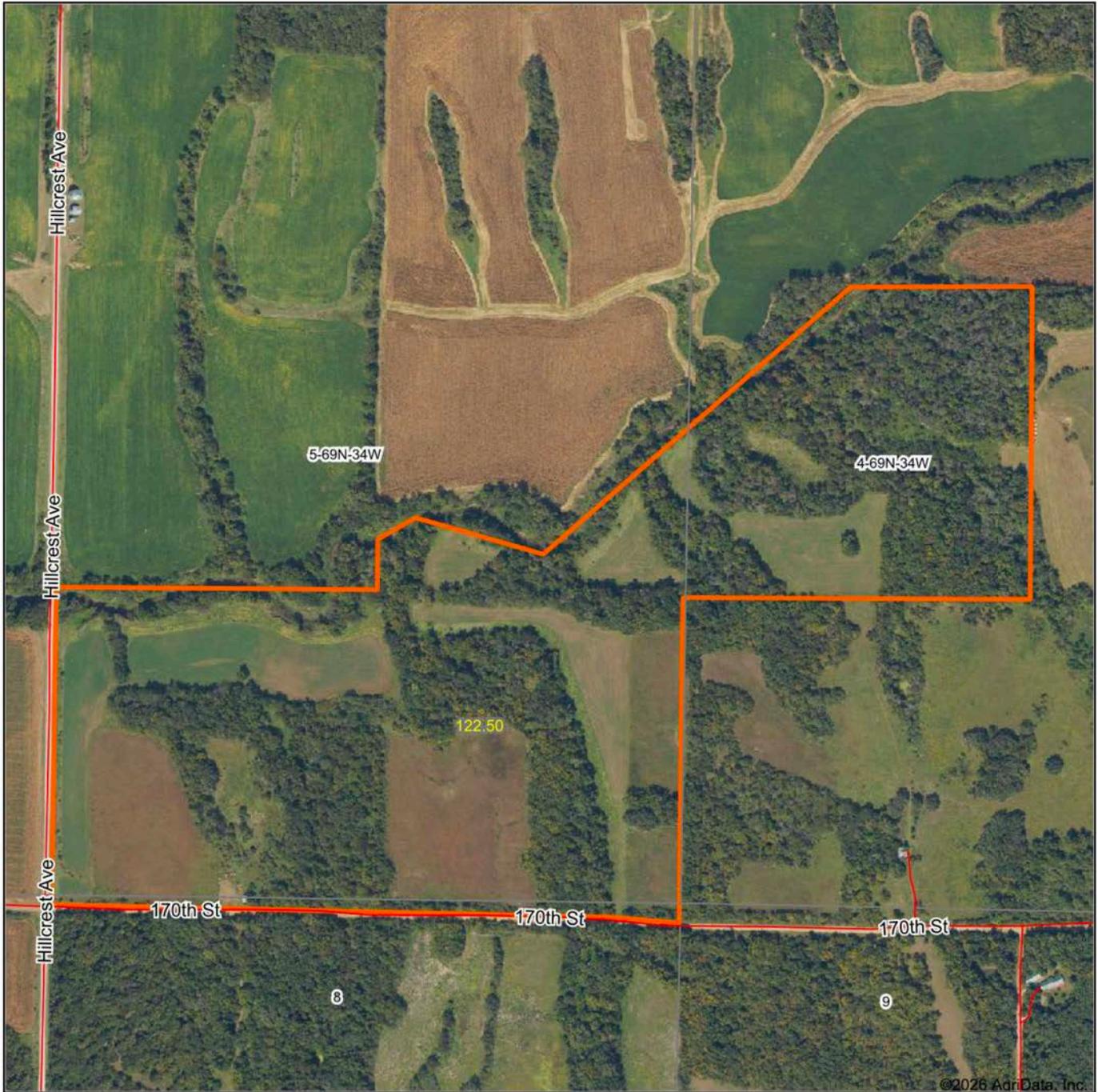
PHEASANT AND TURKEY



TRAIL CAM PICTURES



AERIAL MAP



Boundary Center: 40° 48' 9.01, -94° 46' 42.56

0ft 634ft 1269ft



Maps Provided By:



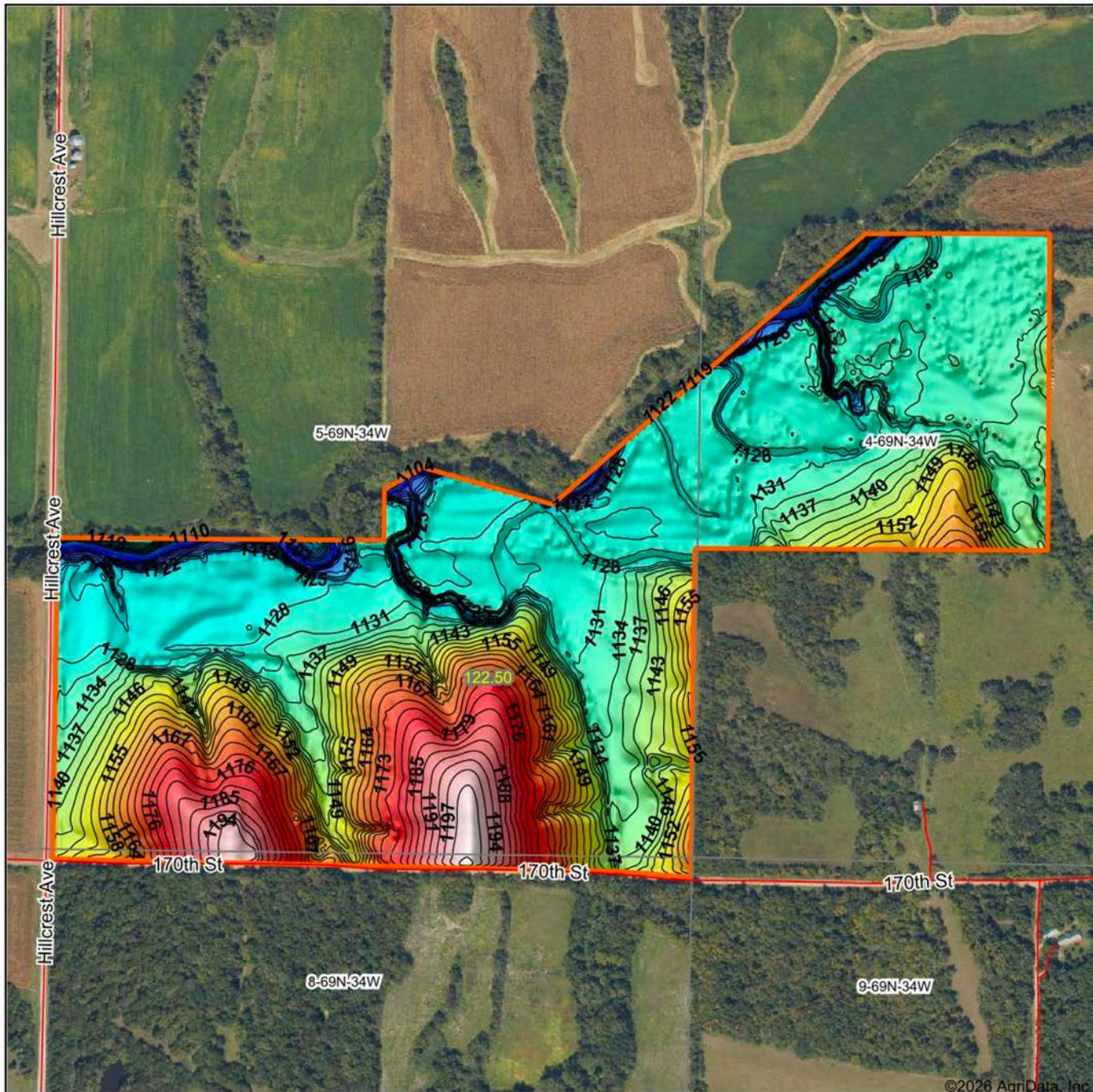
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5-69N-34W
Taylor County
Iowa



1/11/2026

HILLSHADE MAP



Source: USGS 3 meter dem
 Interval(ft): 3
 Min: 1,096.5
 Max: 1,204.0
 Range: 107.5
 Average: 1,142.6
 Standard Deviation: 20.93 ft



1/11/2026

5-69N-34W
 Taylor County
 Iowa

Boundary Center: 40° 48' 9.01, -94° 46' 42.56

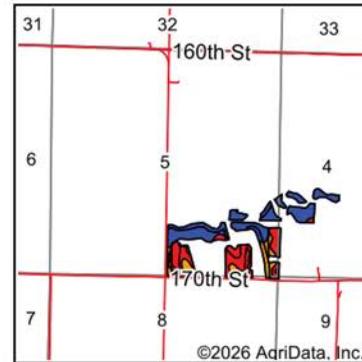
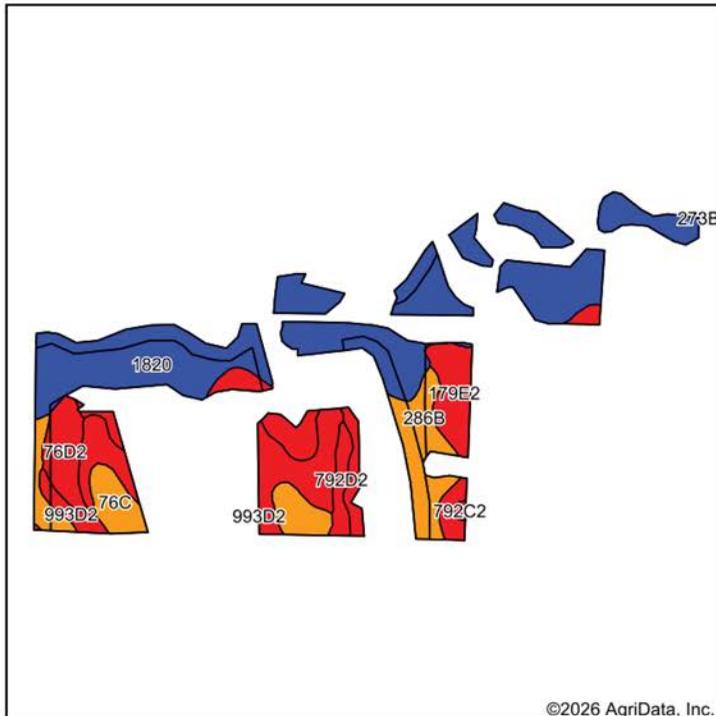


Maps Provided By:

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 CUSTOMIZED ONLINE MAPPING

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SOILS MAP



State: **Iowa**
 County: **Taylor**
 Location: **5-69N-34W**
 Township: **Washington**
 Acres: **56.37**
 Date: **1/11/2026**



Maps Provided By:
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Area Symbol: IA173, Soil Area Version: 36

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	
1820	Dockery-Quiver silt loams, 0 to 2 percent slopes, occasionally flooded	27.17	48.2%		Ilw			87		93	85	92	
179E2	Gara loam, dissected till plain, 14 to 18 percent slopes, eroded	8.18	14.5%		Vle	139.2	40.4	32	33	70	70	49	
286B	Colo-Judson-Nodaway complex, 0 to 5 percent slopes	5.56	9.9%		Ilw	216.0	62.6	80	65	88	86	83	
792C	Armstrong loam, 5 to 9 percent slopes	4.32	7.7%		Ille	128.0	37.1	35	31	68	68	51	
76C	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes	3.84	6.8%		Ille	196.8	57.1	80	67	81	81	74	
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	3.33	5.9%		IVe	88.0	25.5	5	13	60	60	41	
76D2	Ladoga silty clay loam, 9 to 14 percent slopes, eroded	2.73	4.8%		Ille	163.2	47.3	50	52	73	73	61	
993D2	Gara-Armstrong complex, 9 to 14 percent slopes, moderately eroded	1.07	1.9%		IVe	123.2	35.7	28	31	69	69	48	
792C2	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	0.17	0.3%		Ille	123.2	35.7	24	27	63	63	44	
Weighted Average						2.93	80.5	23.4	65.9	-	*n 83	*n 78.9	*n 75

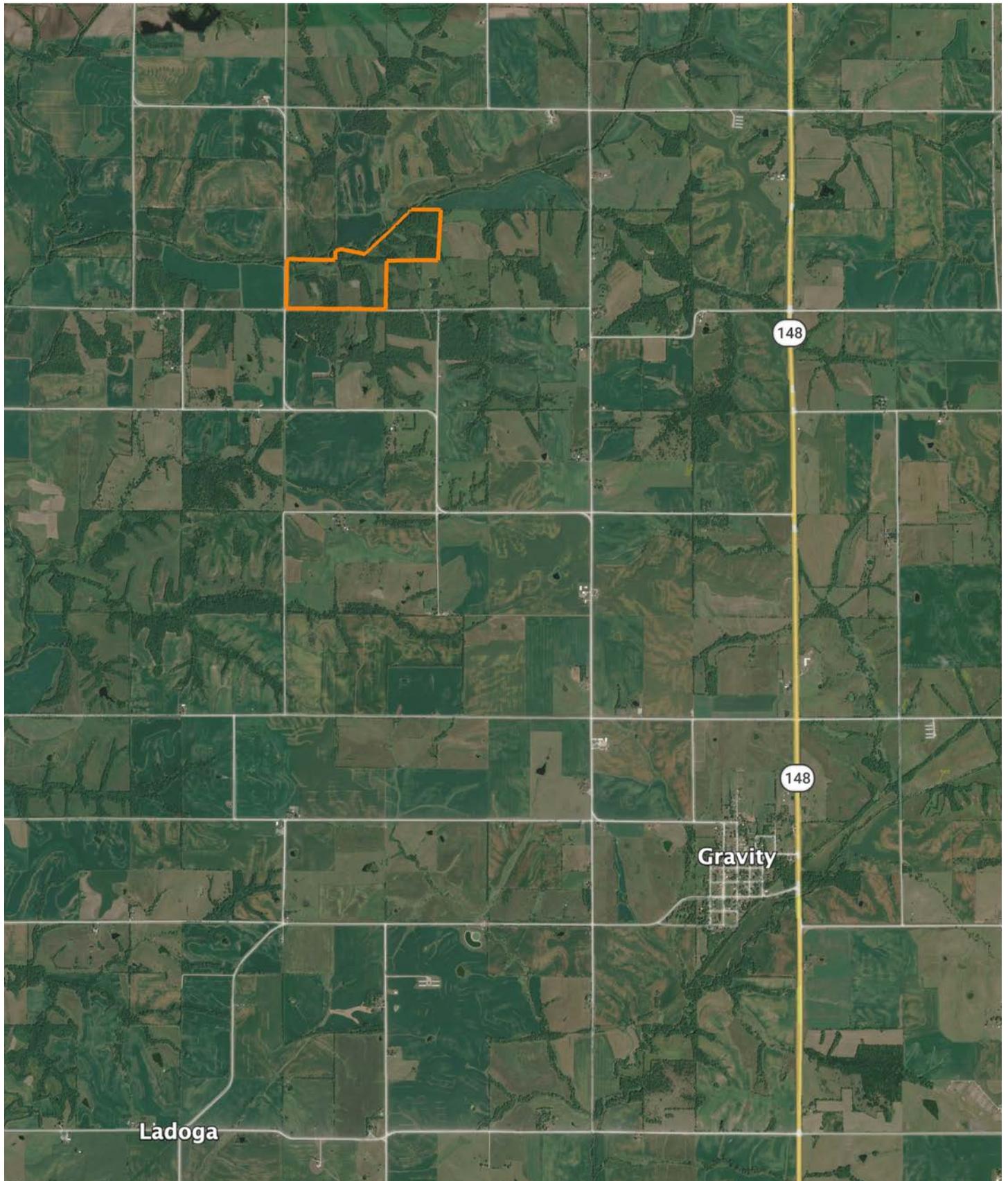
**IA has updated the CSR values for each county to CSR2.

*- 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



AGENT CONTACT

Helping landowners achieve their real estate goals with integrity, experience, and a deep respect for the land is Kyle Steinfeldt's mission. Kyle's passion for the outdoors extends beyond the woods and water where he grew up in small-town Iowa. Motivated and driven to succeed, he takes great pride in representing his clients with honesty, respect, and a high level of communication throughout the entire process.

As both a Land Agent and a landowner, Kyle understands firsthand what sellers expect from their representation. He also understands and appreciates the history, hard work, and legacy behind many of the farms and properties he represents. Each client and transaction is important to Kyle, having helped many families successfully navigate the sale of some of their largest and most meaningful assets.

In his free-time, Kyle enjoys actively managing and improving his farm in southern Iowa through food plots, habitat enhancement, and long-term stewardship and conservation practices. As a Land Professional, he uses that hands-on experience to effectively position farm and recreational tracts and highlight their strengths to qualified buyers. He has extensive knowledge of land values and market trends across the state of Iowa, representing recreational and hunting properties as well as highly productive tillable farmland.

Kyle graduated high school in Eldora and earned a bachelor's degree in business administration with an emphasis in marketing from Wartburg College in Waverly. He previously worked in a senior level sales position as well as product management roles within the outdoor industry, experience that strengthened his negotiation skills and ability to market property effectively.

Kyle lives on an acreage near Riverside with his wife, Ashley, and their three border collies—Concho, Jig, and Cinch. If you're considering selling, Kyle would welcome the opportunity to represent you with integrity, professionalism, and a deep respect for the land and its legacy. Give him a call today!



KYLE STEINFELDT, LAND AGENT
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MidwestLandGroup.com

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