

MIDWEST LAND GROUP PRESENTS



TAYLOR COUNTY, IA

73.5 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TURN-KEY HUNTING FARM WITH INCOME & BRAND-NEW POLE BARN

Midwest Land Group is proud to present this exceptional farm tucked away in Taylor County, Iowa, just northwest of Gravity — a sleeper county known for producing mega whitetails year after year. Properties in this neighborhood rarely trade hands, and for good reason. This farm sits in a proven area with low hunting pressure and high deer density, networked with several other large, well-managed tracts. The history of mature deer here speaks for itself.

This gorgeous hunting farm combines strong annual income, premier habitat, and a newly constructed 40'x48' pole barn that makes this property truly turnkey. Whether you're looking for a high-end recreational investment, a hunting retreat, or a place to establish a hunting camp with future living quarters, this farm checks every box. An impressive 51.51 acres are enrolled in CP25 CRP, consisting of a beautiful mix of native grasses & forbs, in which wildlife absolutely thrive. The CRP contract pays \$237.09 per acre, generating \$12,213 annually through 2032.

The farm features stunning timber, brushy fence lines that act as natural travel corridors, and several excellent pinch points that create ideal stand locations. Much of the best hunting is hidden from the road, offering wildlife the security needed to grow and hold mature deer. While touring the property, multiple pheasants were observed thriving in the tall native prairie.

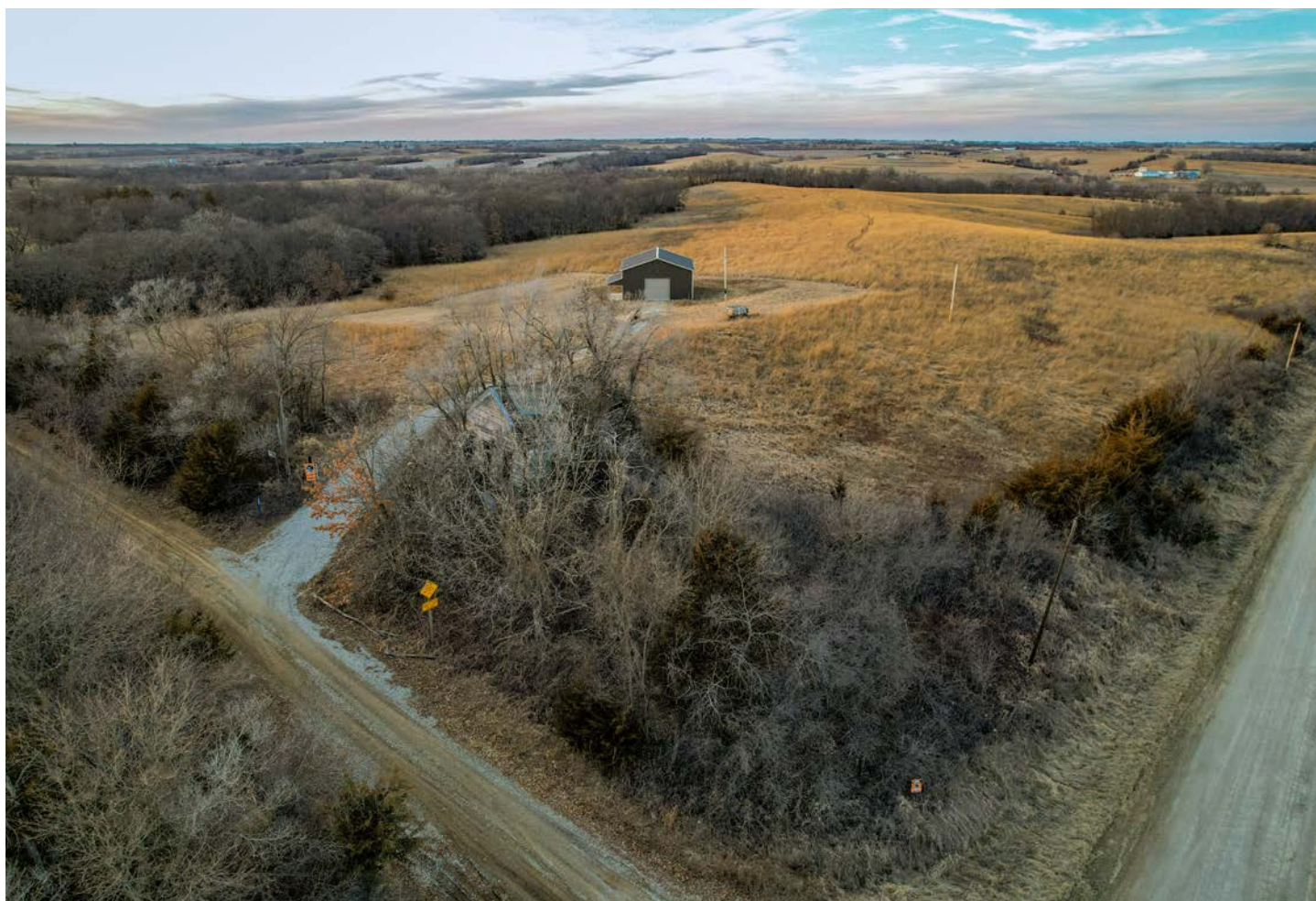
Built in the fall of 2023, the pole barn is first-class and designed with both functionality and future potential in mind. The building measures 40 feet wide by 48 feet long with 16-foot sidewalls, offering ample space for equipment storage, recreational use, or future buildout. It features concrete floors with drains, is fully wired with established electrical service, and includes a 14'x12' overhead door with electric opener for easy access. An 8'x12' porch with commercial-grade steel entry doors sits on a concrete porch pad, providing a clean and durable entrance. A newly installed 375-foot gravel driveway offers excellent access to the building. A water spigot has been stubbed for future service, and rural water is available at the road for hookup if desired. This structure would make an outstanding hunting camp and offers strong potential for adding living quarters.

Farms in this part of Taylor County do not become available often — especially those combining strong income, premium habitat, and brand-new improvements. If you've been waiting for a legitimate Southern Iowa hunting farm with financial return and big buck history, this is one you need to see. Shown by appointment only. For more information or to schedule a private showing, contact Land Agent Kyle Steinfeldt with Midwest Land Group.

PROPERTY FEATURES

COUNTY: **TAYLOR** | STATE: **IOWA** | ACRES: **73.5**

- Proven area for mature, trophy-class whitetails
- Low hunting pressure neighborhood with strong deer density
- 51.51 acres enrolled in CP25 CRP through 2032
- \$12,213 annual CRP income
- Additional wind study lease income
- Approximately \$13,389 total annual income
- Beautiful native prairie grasses, and forbs
- Excellent timber with natural pinch points
- Brushy fence lines creating strong wildlife corridors
- Road frontage on two sides for versatile access
- Ability to hunt multiple winds
- Much of the prime hunting is secluded from road view
- Pheasant population observed on property
- 2023-built 40'x48' immaculate pole barn
- Electrical service established
- Water available at the road
- Taxes \$1,138 annually
- 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



40'X48' IMMACULATE POLE-BARN

Built in the fall of 2023, the pole barn is first-class and designed with both functionality and future potential in mind. The building measures 40 feet wide by 48 feet long with 16-foot sidewalls, offering ample space for equipment storage, recreational use, or future buildout.



BRUSHY FENCELINES AND ROAD SECLUSION

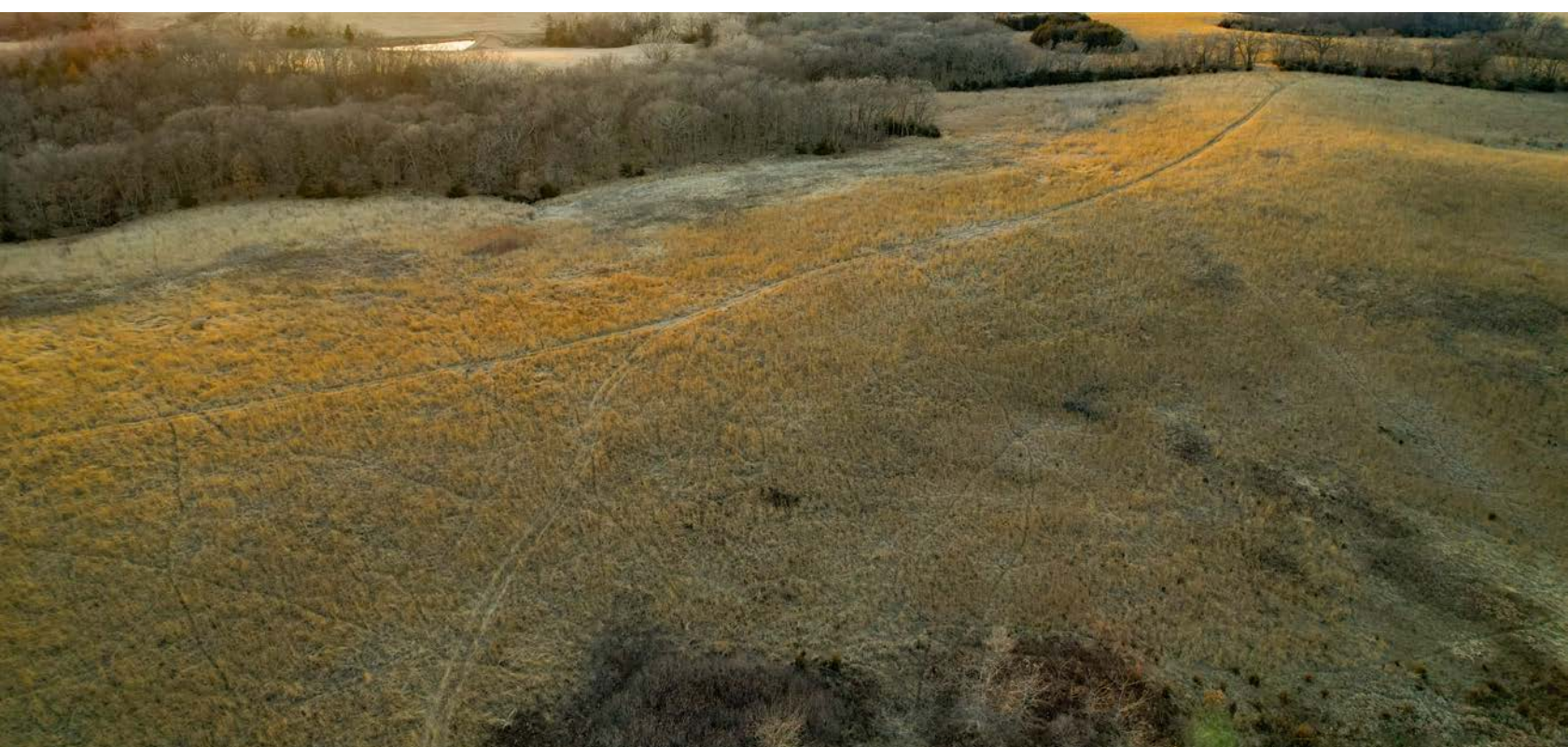


EXCELLENT TIMBER WITH NATURAL PINCH POINTS

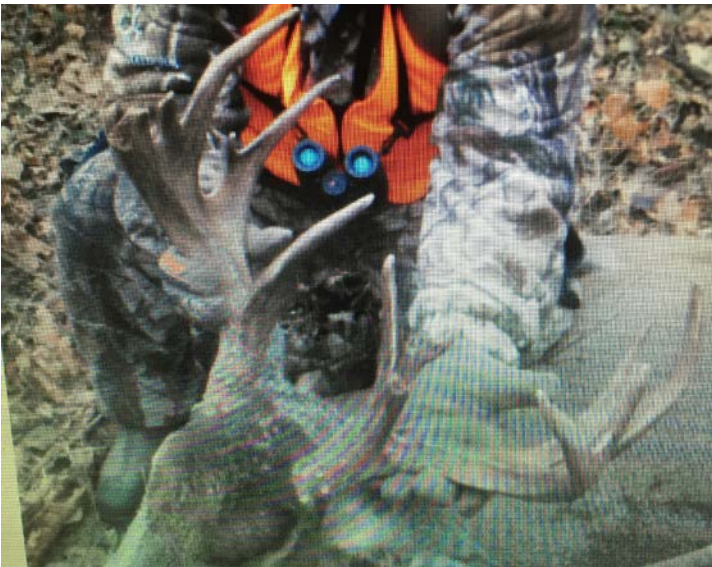


CRP INCOME

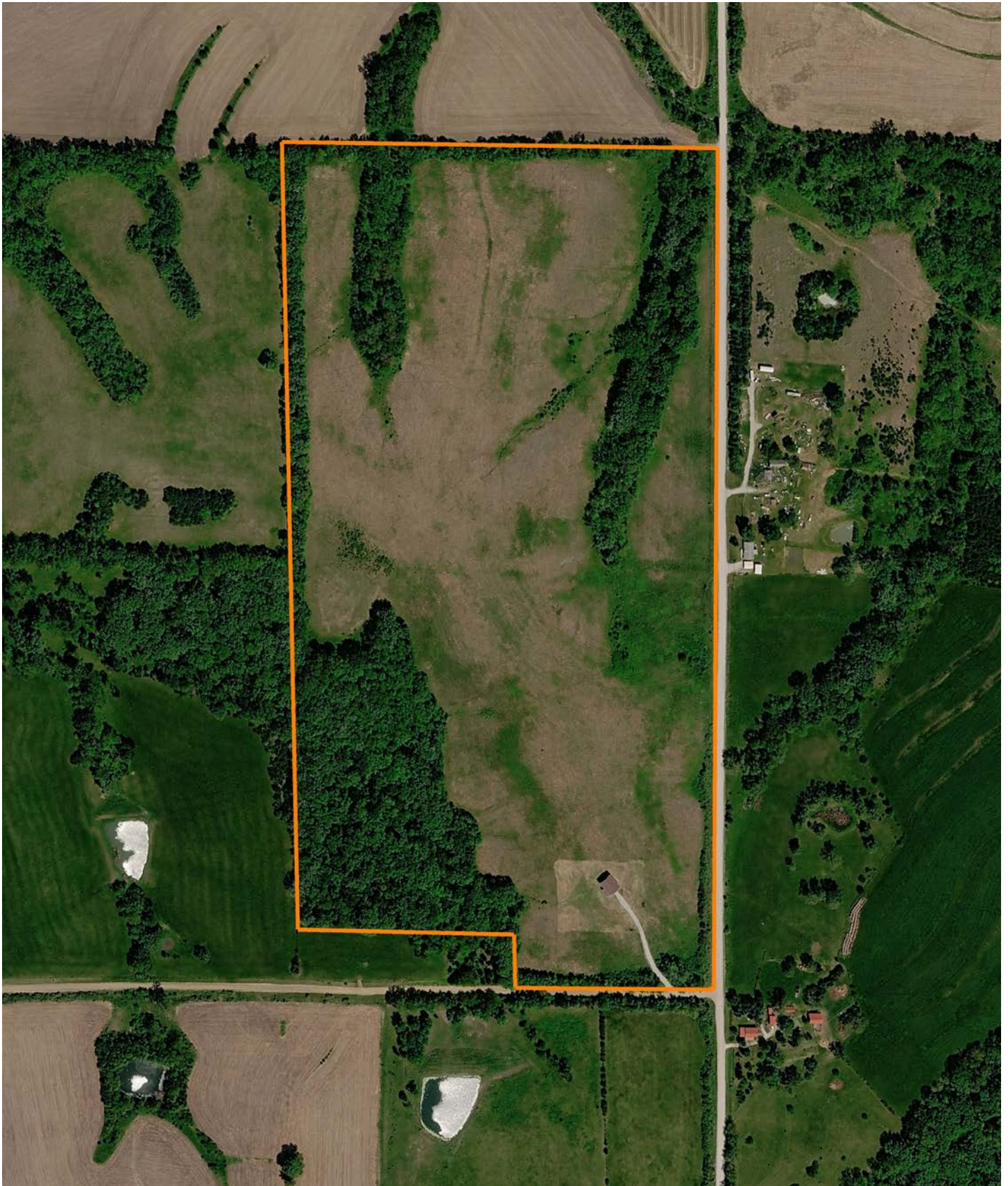
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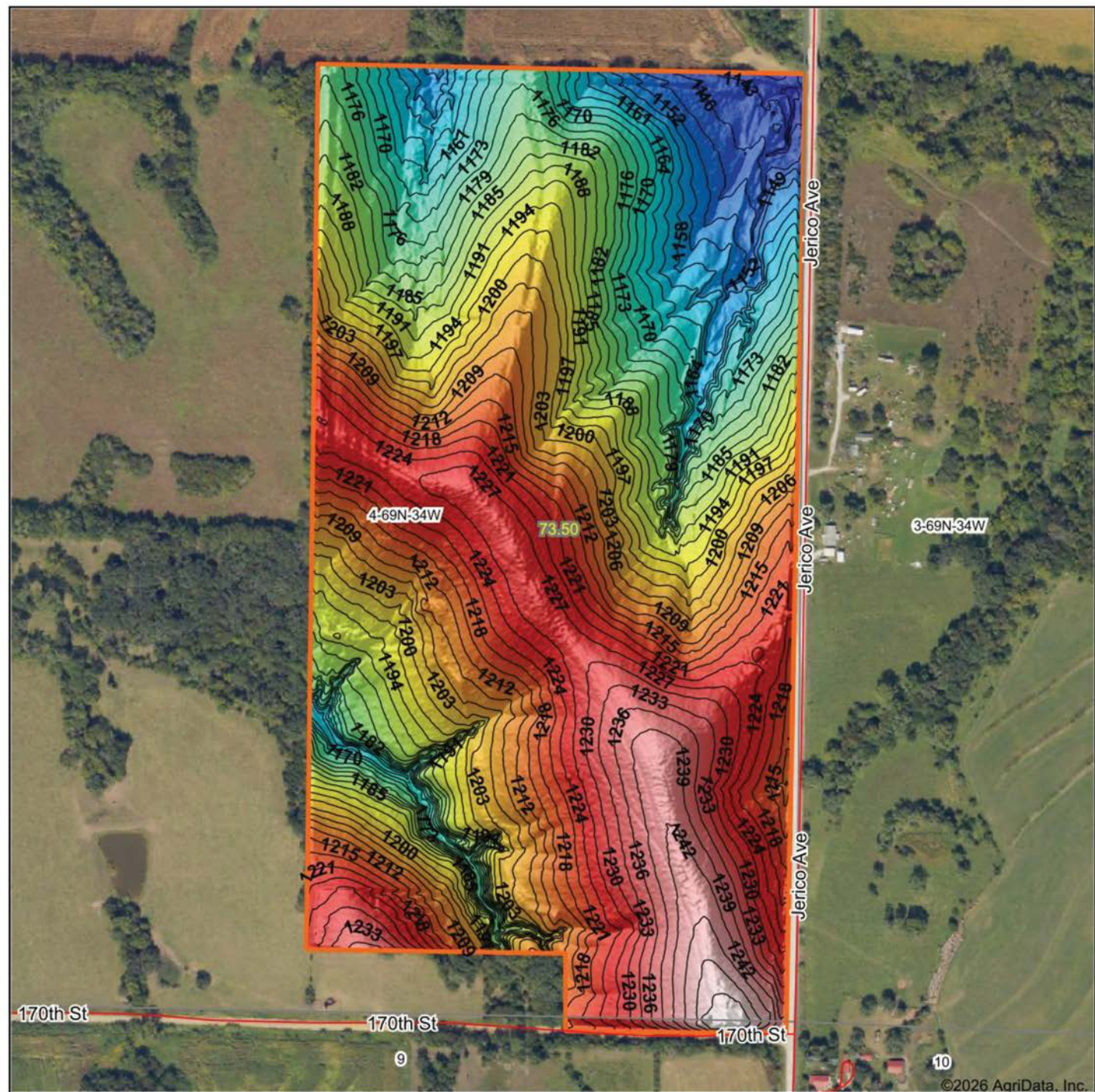
MATURE TROPHY-CLASS WHITETAILS



AERIAL MAP



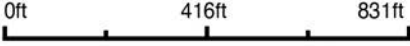
HILLSHADE MAP



Maps Provided By:

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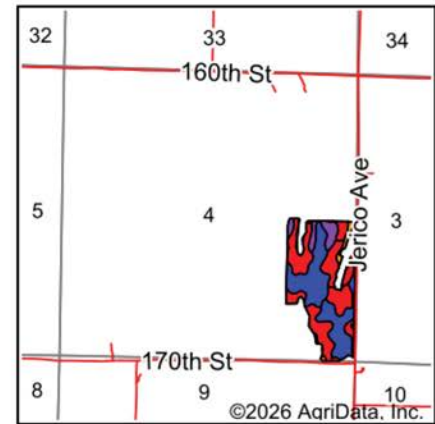
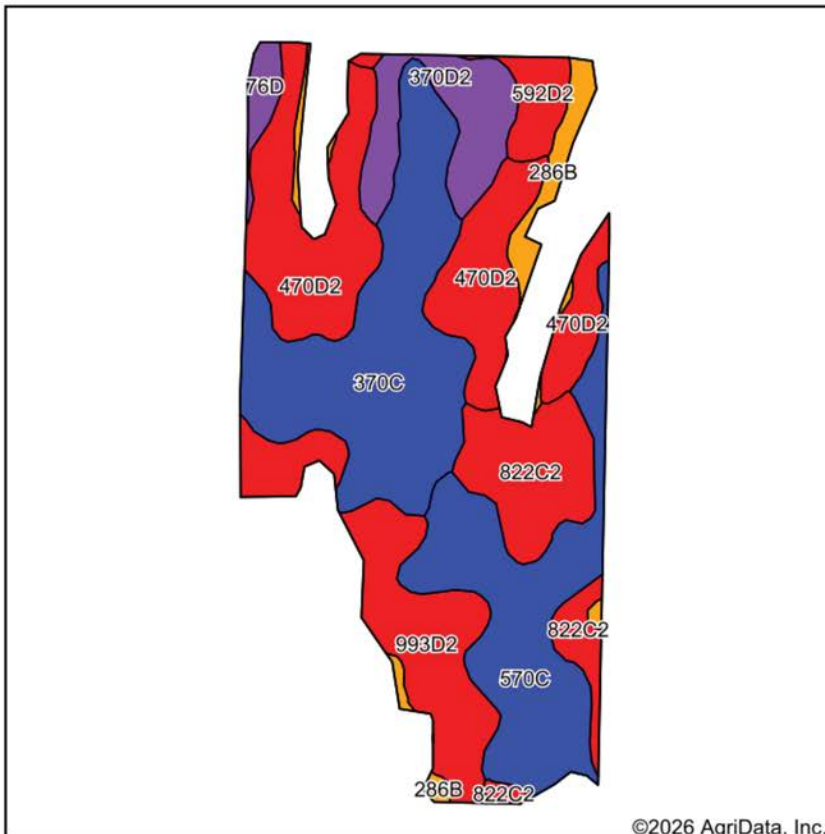
Source: USGS 1 meter dem
Interval(ft): 3
Min: 1,137.1
Max: 1,254.1
Range: 117.0
Average: 1,200.5
Standard Deviation: 25.49 ft



4-69N-34W
Taylor County
Iowa

Boundary Center: 40° 48' 9.18, -94° 45' 34.58

SOILS MAP



State: **Iowa**
 County: **Taylor**
 Location: **4-69N-34W**
 Township: **Washington**
 Acres: **52.92**
 Date: **2/17/2026**



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Soils data provided by USDA and NRCS.

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
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	12.44	23.5%		IIle	209.6	60.8	81	72	89	89	76
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, eroded	11.18	21.1%		IVe	134.4	39.0	28	25	62	62	46
570C	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes	9.29	17.6%		IIle	192.0	55.7	84	69	90	90	78
993D2	Gara-Armstrong complex, 9 to 14 percent slopes, moderately eroded	6.83	12.9%		IVe	123.2	35.7	28	31	69	69	48
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, eroded	5.37	10.1%		IIle	129.6	37.6	32	30	61	61	45
370D2	Sharpsburg silty clay loam, 9 to 14 percent slopes, eroded	3.63	6.9%		IIle	164.8	47.8	54	57	78	78	61
286B	Colo-Judson-Nodaway complex, 0 to 5 percent slopes	1.92	3.6%		IIw	216.0	62.6	80	65	88	86	83
592D2	Mystic silt loam, 9 to 14 percent slopes, moderately eroded	1.48	2.8%		IVe	88.0	25.5	9	5	67	67	50
76D	Ladoga silt loam, 9 to 14 percent slopes	0.78	1.5%		IIle	168.0	48.7	52	57	75	75	68
Weighted Average					3.33	164.5	47.7	54.2	48.6	*n 76.4	*n 76.4	*n 61.6

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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