

MIDWEST LAND GROUP PRESENTS

103.87 ACRES

MARION COUNTY, IA

HIGHWAY 14, COLUMBIA, IOWA 50057



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

103 +/- ACRES OF TIMBER, CRP & SECLUDED WHITETAIL GROUND

Marion County has quietly built a reputation as one of south-central Iowa's most underrated whitetail destinations, and this 103.87 acre farm along Highway 14 is a prime example of why. Accessible from Des Moines in under an hour, this property combines mature Forest Reserve timber, income-producing CRP, established food plots, and a hunting setup that has the trail camera history to back it up.

Proven Deer History & Habitat

This isn't a farm you're buying on potential alone. Trail camera history documents consistent mature whitetail activity, with bucks using the timber, water, and CRP cover as a core part of their home range. What sets this farm apart is its seclusion; tucked away from heavy traffic and outside pressure, this property offers the kind of sanctuary that mature whitetails seek out and return to year after year. Deer don't just pass through here; they live here.

The habitat infrastructure is already in place: established food plots positioned to maximize deer movement, a north-south running creek bisecting the property creating a natural travel corridor, a second creek cutting from the southwest corner toward the northeast, fed from Hickory Creek, adding another distinct funnel, and a pond on the southwest corner providing a reliable water source. Moving water, multiple travel corridors, and year-round food and cover, this farm has the full recipe.

The 44.78 acres of Forest Reserve timber anchors the property with mature canopy and deep bedding cover, while 33.3 acres of CRP (CP-25) adds thermal protection and edge habitat that holds deer from early season through the late December rut push. The 12.6 tillable acres are currently in row crop production, with the tenant leaving a portion of standing crop in place through hunting season, adding natural food sources that draw and hold deer on the property at exactly the right time of year.

Income While You Hunt

The CRP enrollment (CP-25) generates approximately \$5,095 per year with the contract in place through 2030, putting guaranteed passive income in a buyer's pocket from day one. When the contract expires, those 33.3 acres present a future decision point to evaluate based on market conditions and land use goals at that time.

Access & Versatility

A 30-foot access easement provides a defined, low-pressure entry point that keeps intrusion minimal and deer movement predictable. Marion County farms with this combination of seclusion, water, timber, established food plots, and documented deer history rarely come to market at this scale.

PROPERTY FEATURES

COUNTY: **MARION** | STATE: **IOWA** | ACRES: **103.87**

- 103.87 +/- acres, Marion County, IA
- 44.78 acres Forest Reserve timber
- 33.3 acres CRP, \$5,095 annual payment, contract through 2030
- 12.6 acres tillable in row crop production, tenant leaves standing crop through hunting season
- Zoning: A-1 Agricultural
- Estimated annual taxes: \$1,284
- Easy access from Des Moines via Highway 14; under an hour
- Estimated annual taxes: \$1,284
- Washington Township, Marion County
- STR: 27/74/20
- Parcels:
 - 2394601000, NW NE Parcel C – PT
 - 2394700000, NE NE (PT Parcel C)
 - 2394801000, SW NE Parcel C – PT
 - 2394900000, SE NE (PT Parcel C)



44.78 ACRES FOREST RESERVE TIMBER

The 44.78 acres of Forest Reserve timber anchors the property with mature canopy and deep bedding cover, while 33.3 acres of CRP (CP-25) adds thermal protection and edge habitat.



12.6 ACRES TILLABLE



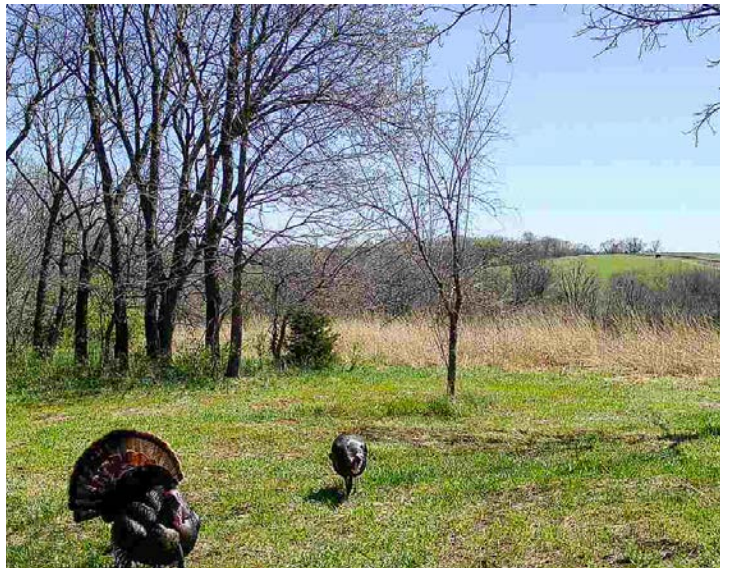
33.3 ACRES CRP



NORTH-SOUTH RUNNING CREEK



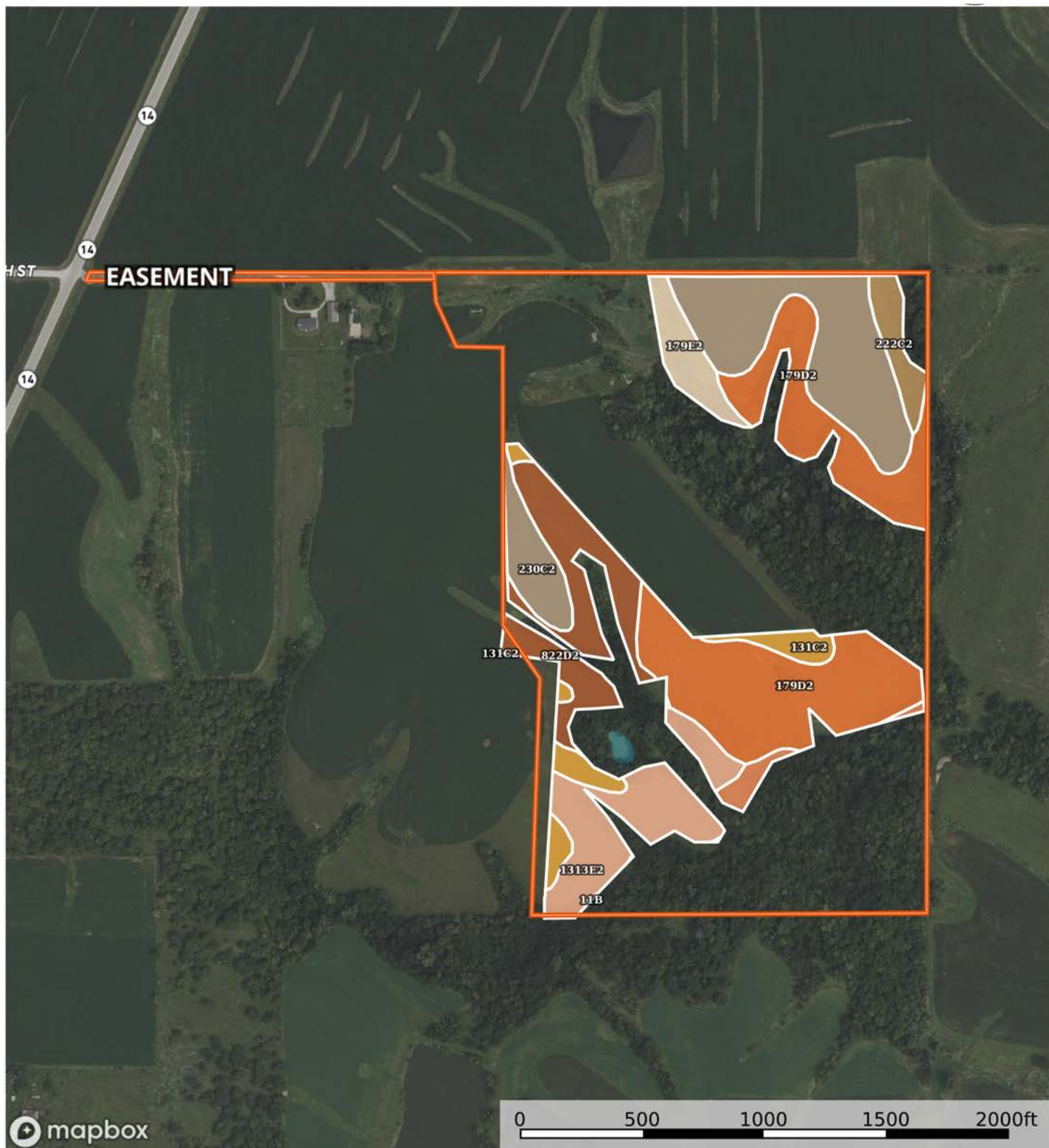
TRAIL CAM PICTURES



ADDITIONAL PHOTOS



CRP SOILS MAP



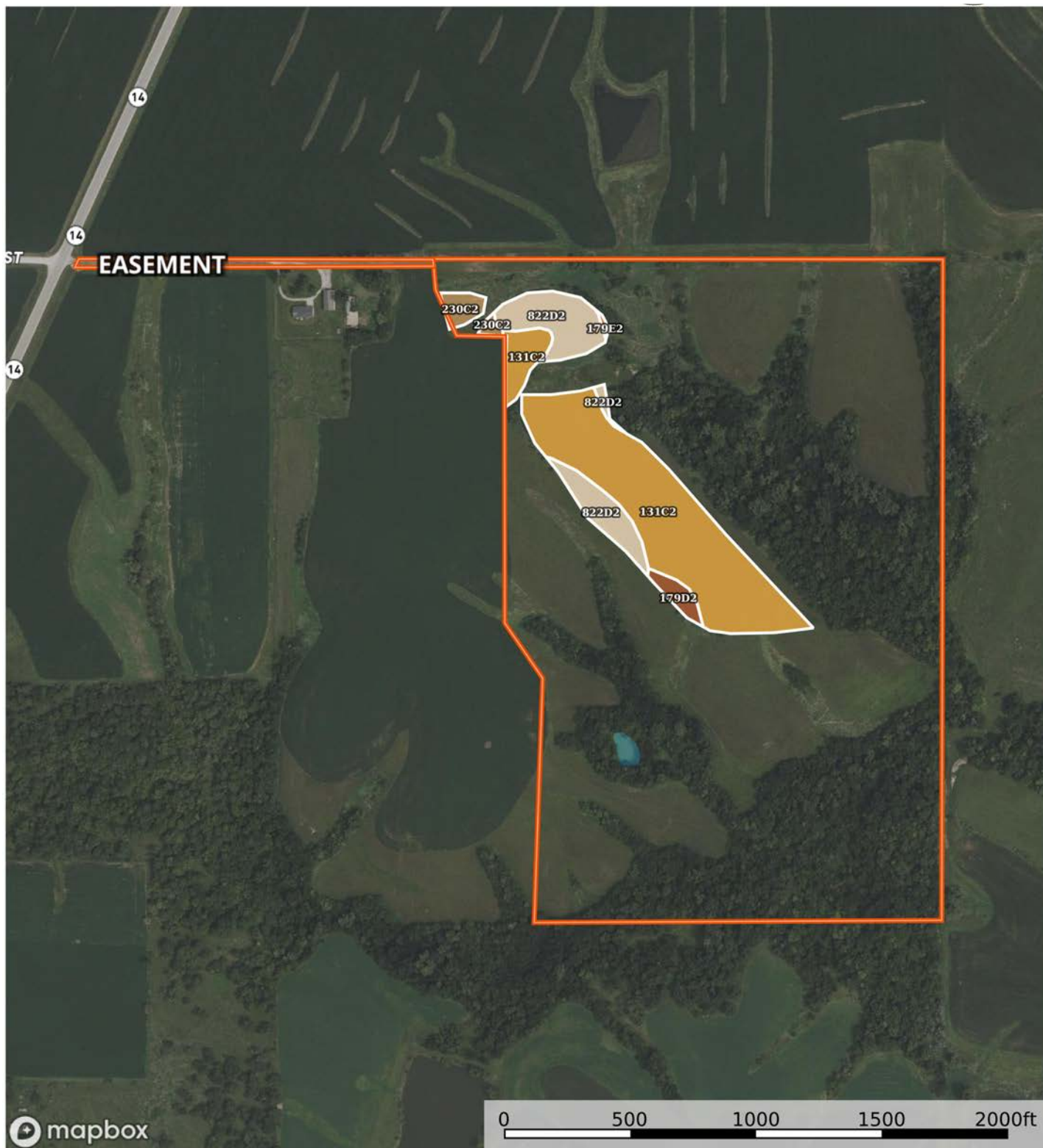
- Pond / Tank
- Easement
- Boundary 1

CRP SOILS MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	15.31	35.08	38.0	0	66	4e
230C2	Clearfield-Arispe silty clay loams, 5 to 9 percent slopes, moderately eroded	10.43	23.9	58.0	0	68	3w
1313E2	Munterville silt loam, 14 to 18 percent slopes, moderately eroded	5.82	13.34	22.0	0	56	6e
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	5.77	13.22	10.0	0	63	4e
131C2	Pershing silt loam, 5 to 9 percent slopes, moderately eroded	2.18	5.0	62.0	0	69	3e
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	1.92	4.4	24.0	0	62	6e
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	1.48	3.39	28.0	0	52	4w
11B	Colo-Ely silty clay loams, 2 to 5 percent slopes	0.72	1.65	81.0	0	86	2w
TOTALS		43.63(*)	100%	37.89	-	64.56	4.03

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

TILLABLE SOILS MAP



mapbox

Pond / Tank Easement Boundary 1

TILLABLE SOILS MAP KEY

▮ All Polygons 12.8 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
131C2	Pershing silt loam, 5 to 9 percent slopes, moderately eroded	8.86	69.22	62.0	0	69	3e
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	2.94	22.97	10.0	0	63	4e
230C2	Clearfield-Arispe silty clay loams, 5 to 9 percent slopes, moderately eroded	0.55	4.3	58.0	0	68	3w
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	0.41	3.2	38.0	0	66	4e
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	0.04	0.31	24.0	0	62	6e
TOTALS		12.8(*)	100%	49.0	-	67.46	3.27

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

▮ Boundary 1 0.43 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
230C2	Clearfield-Arispe silty clay loams, 5 to 9 percent slopes, moderately eroded	0.43	100	58.0	0	68	3w
TOTALS		0.43(*)	100%	58	-	68.0	3

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

▮ Boundary 1 2.67 ac

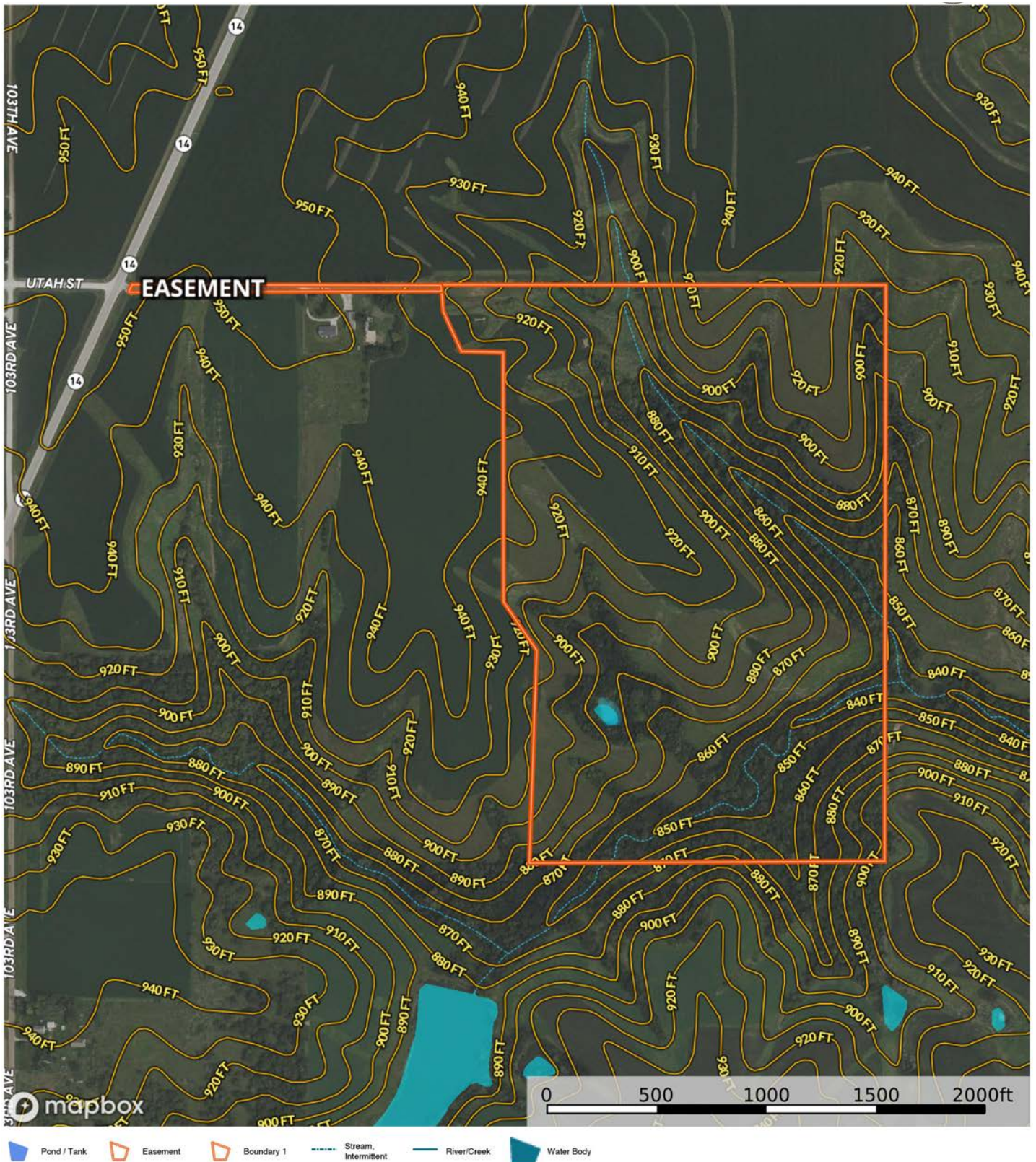
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	1.72	64.18	10.0	0	63	4e
131C2	Pershing silt loam, 5 to 9 percent slopes, moderately eroded	0.79	29.48	62.0	0	69	3e
230C2	Clearfield-Arispe silty clay loams, 5 to 9 percent slopes, moderately eroded	0.12	4.48	58.0	0	68	3w
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	0.04	1.49	24.0	0	62	6e
TOTALS		2.67(*)	100%	27.65	-	64.74	3.69

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

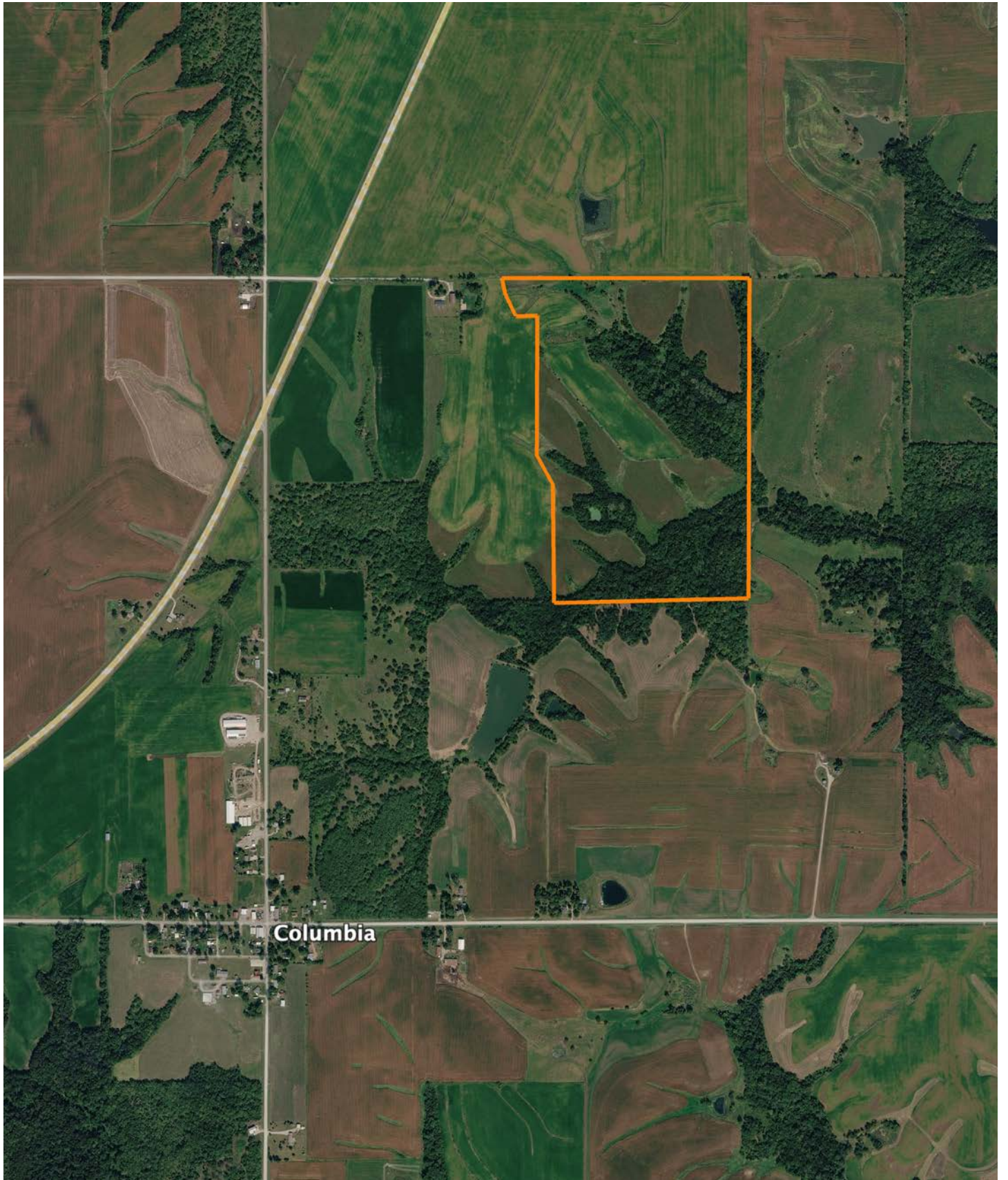
▮ Boundary 1 9.7 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
131C2	Pershing silt loam, 5 to 9 percent slopes, moderately eroded	8.07	83.28	62.0	0	69	3e
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	1.22	12.59	10.0	0	63	4e
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	0.41	4.23	38.0	0	66	4e
TOTALS		9.7(*)	100%	54.5	-	68.19	3.17

TOPOGRAPHY & WATER MAP



OVERVIEW MAP



AGENT CONTACT

Chris Janis serves landowners across Eastern Iowa with a steady, disciplined approach shaped by more than 20 years of service as a senior NCO in the U.S. Army. That experience instilled a deep commitment to integrity, accountability, and clear communication, qualities his clients depend on when navigating the complexities of buying and selling land.

A graduate of Liberty University, where he earned his degree magna cum laude with a business-focused interdisciplinary study, Chris combines his education with proven experience in land sales throughout Eastern Iowa. He has further strengthened his ability to serve clients as a graduate of the Western College of Auctioneering and holds a Part 107 drone certification, equipping him with additional strategies to help maximize property value and deliver strong results.

Now based in Coralville, Chris lives with his wife, Deann, and their three children, Christian, Campbell, and Alivia. His connection to the outdoors began with fishing in southern Florida and grew through years of hunting across the country during his military career. Today, he is an accomplished outdoorsman with consistent success pursuing mature whitetails, along with experience in waterfowl, upland bird, and turkey hunting. He is also a National Deer Association Deer Steward II, reflecting his commitment to conservation, habitat management, and responsible land stewardship.

Faith and service are central to Chris's life. He is actively involved in men's ministry and is passionate about mentoring others and giving back to his community, including volunteering his time to introduce youth and veterans to hunting and fishing.

Chris takes a strategic, detail-oriented approach to every transaction, ensuring his clients are well-informed and confident at every step. His strong work ethic, passion for land stewardship, and commitment to serving others set him apart as a trusted partner for those looking to buy or sell land.



CHRIS JANIS

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