

MIDWEST LAND GROUP PRESENTS

206 ACRES IN

DAVIS COUNTY IOWA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TURN-KEY RECREATION, INCOME, & LIFESTYLE PROPERTY

Rarely does a property offer the opportunity to step in and simply enjoy the results of someone else's hard work. This exceptional 206 +/- acre Davis County property reflects years of thoughtful improvements, careful stewardship, and significant investment in both the land and the lifestyle it provides.

Thoughtfully developed and meticulously maintained, this turn-key Southern Iowa property combines an exceptional headquarters, productive income-producing acres, outstanding fishing opportunities, and the type of hunting habitat that has made the region famous among whitetail enthusiasts. From the custom-built residence and impressive shop complex to the stocked ponds, established food plots, fruit trees, and mature timber, every aspect of the property reflects careful planning and a commitment to doing things the right way.

At the center of the property sits a custom-built headquarters completed in 2021. The approximately 2,725 square foot residence was designed to be both functional and inviting, featuring an open-concept layout, soaring ceilings, custom cabinetry, quality finishes, and a stunning floor-to-ceiling stone fireplace that anchors the main living space. The bright, modern interior creates a comfortable setting for everyday living, weekend retreats, or entertaining family and friends. Attached to the residence is an impressive, heated shop with radiant floor heat, complemented by expansive cold storage capable of accommodating equipment,

tractors, side-by-sides, boats, campers, and everything needed to enjoy and manage a property of this caliber.

Surrounding the headquarters is a setting that is difficult to replicate. Five stocked ponds are positioned throughout the property, creating outstanding fishing opportunities while adding to both the beauty and functionality of the farm. Bass, crappie, and additional species can be found within the pond system. More than 150 fruit trees, including peach, apple, and additional varieties, have been planted throughout the property, many of which are already producing fruit. The combination of water, food sources, habitat improvements, and mature timber creates an environment that can be enjoyed throughout the year.

For the hunting enthusiast, the property checks every box. Mature timber, established food plots, South Wyaconda River frontage, strategically positioned Redneck blinds and feeders, and excellent internal access combine to create a property that is both highly attractive to wildlife and exceptionally huntable. The layout allows hunters to move throughout the farm while minimizing disturbance, while years of habitat improvements have helped create a recreational property capable of producing memorable experiences season after season. Trail camera history collected throughout multiple seasons documents the caliber of mature bucks utilizing the property and supports Davis County's reputation as one of Southern Iowa's premier hunting destinations.

In addition to its recreational appeal, the farm offers meaningful income potential. Approximately 94 +/- acres are currently utilized for row crop production, with an additional 23 +/- acres established in alfalfa. The tillable acres carry an average CSR2 rating of approximately 47.7 and provide a productive agricultural component that helps support long-term ownership. Local operators have expressed interest in leasing the cropland at approximately \$250 per acre, creating potential annual income approaching \$30,000 while maintaining the property's recreational value.

Since acquiring the property in 2021, the owner has continued investing heavily in both the farm's

productivity and recreational appeal. Improvements to the headquarters, tile and fertility investments, habitat enhancements, hunting infrastructure, and continued stewardship are evident throughout the property. The result is a property that feels complete, thoughtfully developed, and ready for its next owner.

Whether your vision includes hunting mature whitetails, spending evenings fishing with family, entertaining friends at the headquarters, or simply owning a property where the hard work has already been done, this exceptional Davis County offering deserves serious consideration. Call Land Agent Kyle Steinfeldt to set up a showing at (641) 485-7909.



PROPERTY FEATURES

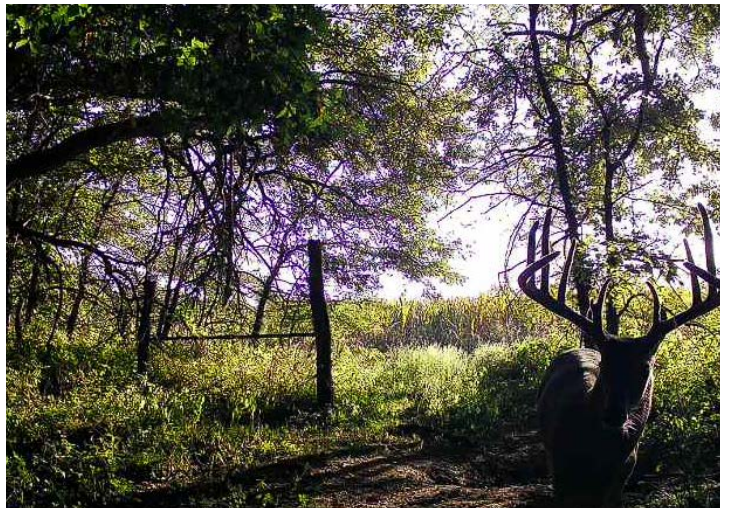
COUNTY: **DAVIS** | STATE: **IOWA** | ACRES: **206**

- 206 +/- acres in Davis County, Iowa
- Approximately 94 +/- acres currently in row crop production
- Approximately 23 +/- acres established in alfalfa
- Tillable acres average approximately 46.7 CSR2
- Potential annual cropland income approaching \$30,000
- Local operator interest at approximately \$250/acre lease rates
- South Wyaconda River frontage
- 5 stocked ponds
- Bass, crappie, and additional fishing opportunities
- 150+ fruit trees, including peach, apple, and additional varieties
- Established food plots
- Proven mature whitetail history
- Extensive trail camera inventory of mature bucks
- Redneck blinds on 10' platforms and feeders
- Excellent internal access and huntability
- Excellent turkey hunting opportunities
- Mature timber with potential future timber value
- Custom headquarters completed in 2021
- Approximately 2,725 sq. ft. finished living area
- 3 bedrooms, 2 full bathrooms, 1 half bathroom
- Floor-to-ceiling fireplace
- On-demand hot water
- Radiant floor heat
- Stainless appliances
- 44'x55' heated shop with radiant floor heat (approx. 2,420 sq. ft.)
- 66'x96' cold storage building (approx. 6,238 sq. ft.)
- Entire building is 66'x152' (approx. 10,032 sq. ft.)
- Significant investments in productivity, habitat, and improvements since 2021
- Location
- Approximately 10 minutes from Bloomfield, Iowa
- Approximately 30 minutes from Ottumwa, Iowa
- Approximately 2 hours from Des Moines, Iowa
- Approximately 3 hours from Kansas City, Missouri
- Showing information
- Property shown by appointment only - call Kyle Steinfeldt at (641) 485-7909
- All showings must be accompanied by an agent
- Due to active farming operations, hunting infrastructure, and the private residence, no unauthorized access will be permitted
- Pre-qualified buyers only
- Proof of funds or lender pre-approval letter required prior to scheduling a showing



PROVEN MATURE WHITETAIL HISTORY

The farm offers a diverse mix of timber, crop fields, food plots, water sources, and natural travel corridors. Trail camera history collected throughout multiple seasons documents numerous mature bucks utilizing the property and provides strong evidence of the quality hunting opportunities Davis County is known for.



CUSTOM MODERN HEADQUARTERS

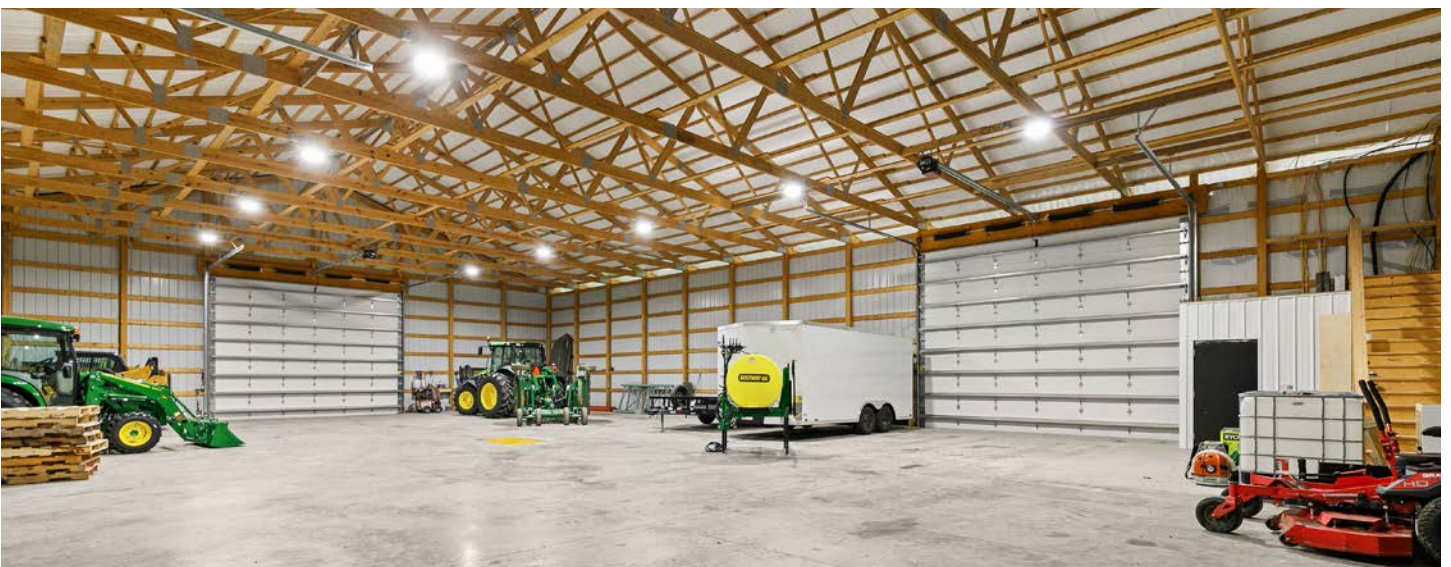
At the center of the property sits a custom-built headquarters completed in 2021. The residence and attached shop complex reflect the same level of care found throughout the farm.



3 BED, 2 FULL BATH, 1 HALF BATH

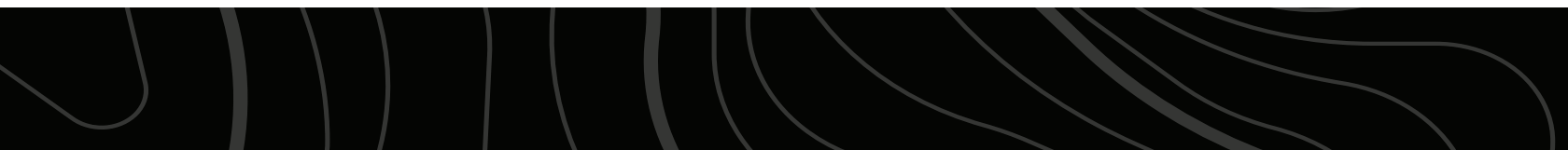


HEATED SHOP & COLD STORAGE BUILDING



ROW CROP PRODUCTION & ALFALFA

In addition to its recreational appeal, the farm offers meaningful income potential. Approximately 94 +/- acres are currently utilized for row crop production. The tillable acres carry an average CSR2 rating of approximately 47.7 and provide a productive agricultural component that helps support long-term ownership.



SOUTH WYACONDA RIVER FRONTAGE



REDNECK BLINDS & FEEDERS

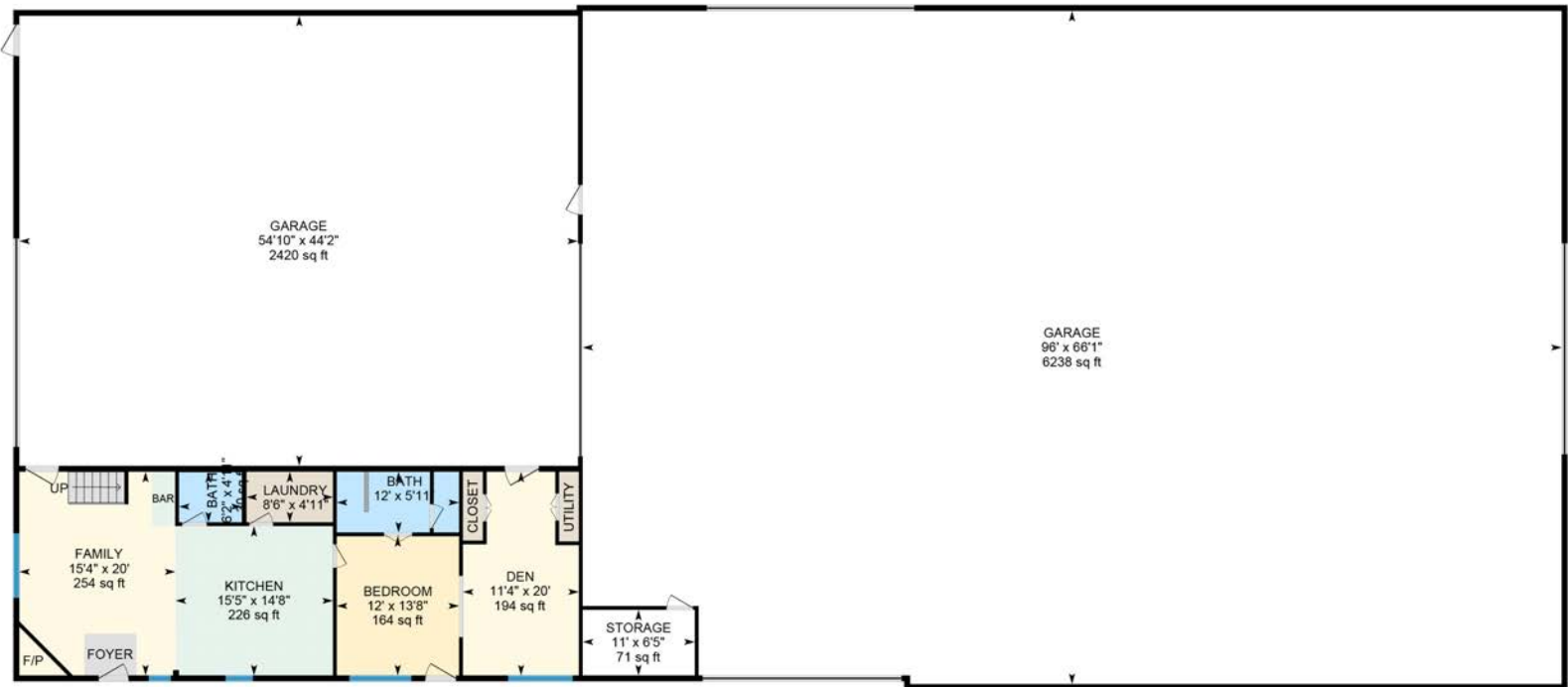


ADDITIONAL TRAIL CAM PICTURES

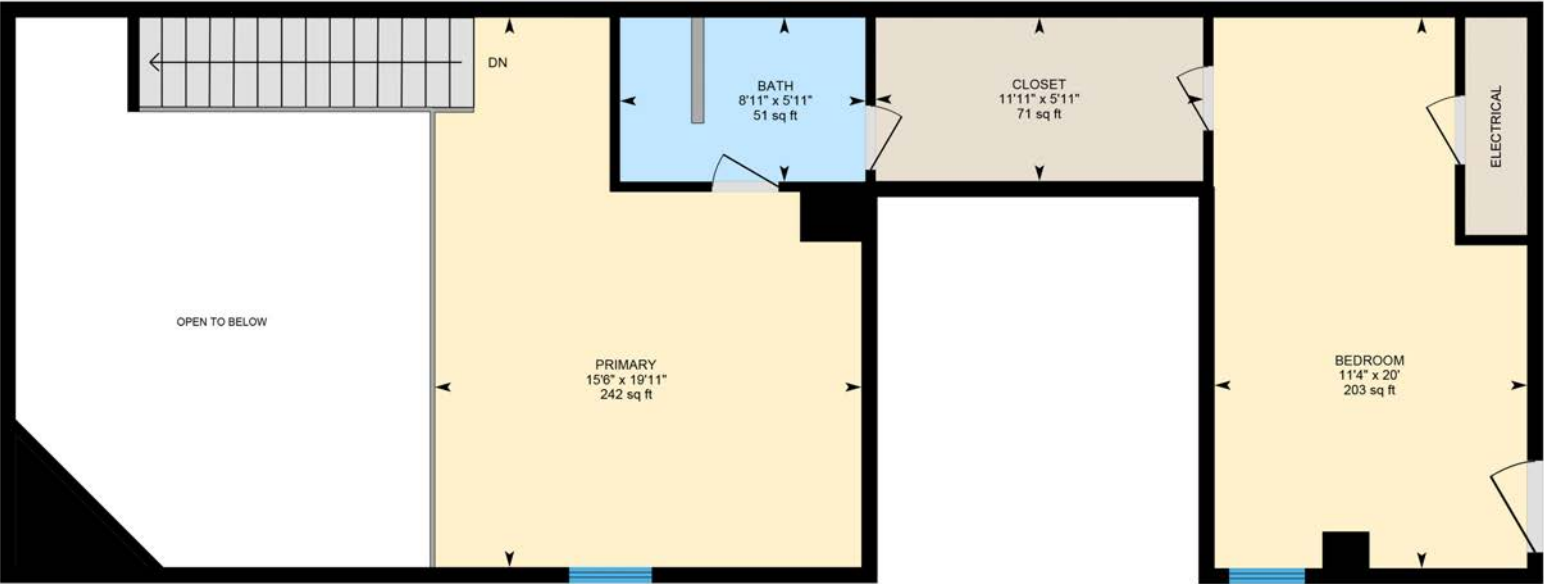


FLOOR PLAN

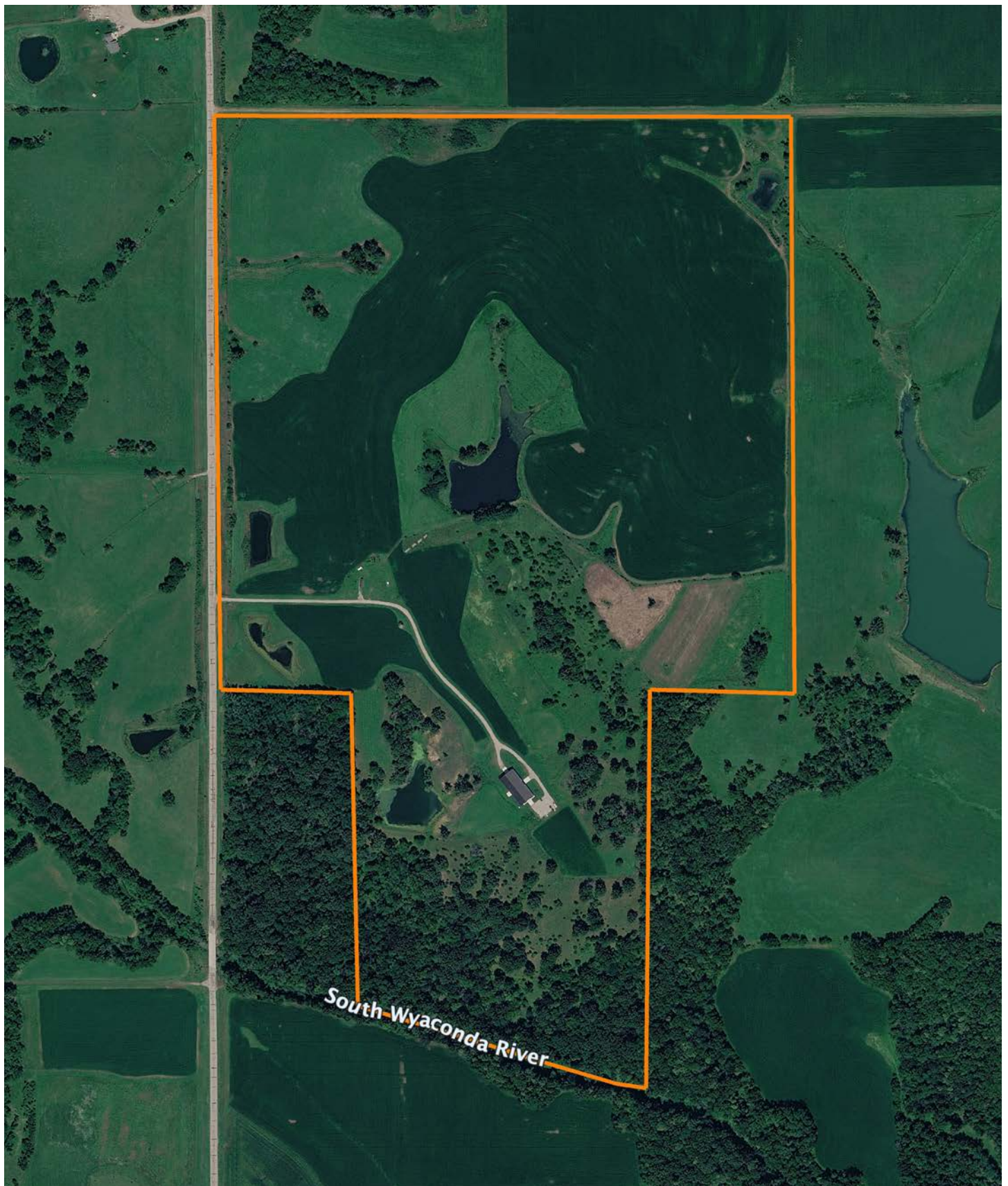
Main Floor Finished Area N/A
Unfinished Area N/A



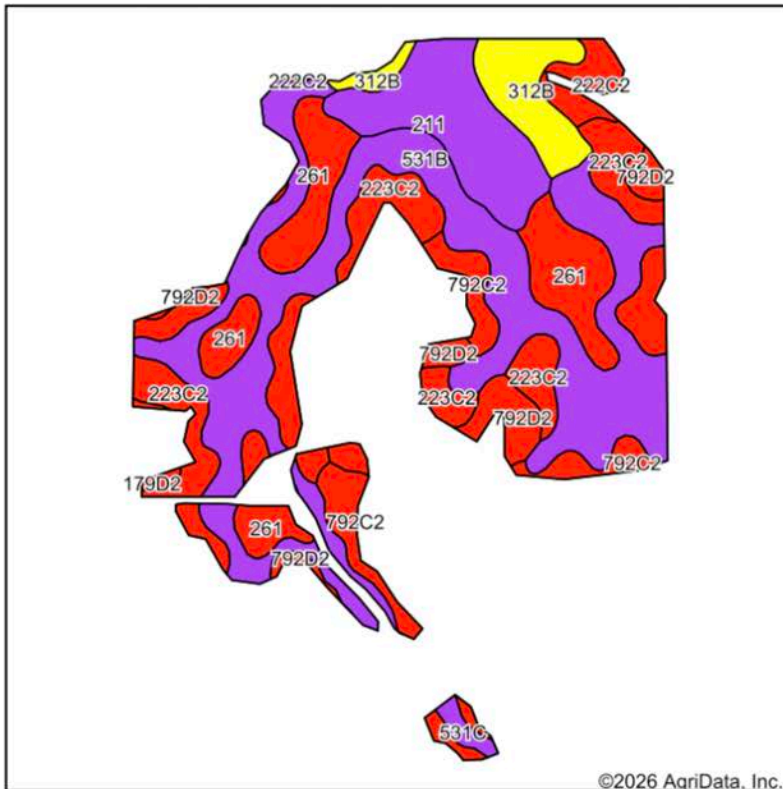
2nd Floor Finished Area N/A
Unfinished Area N/A



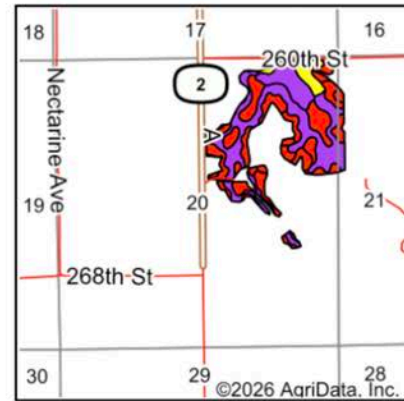
AERIAL MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Davis**
 Location: **20-68N-13W**
 Township: **Grove**
 Acres: **87.58**
 Date: **6/23/2026**



Maps Provided By

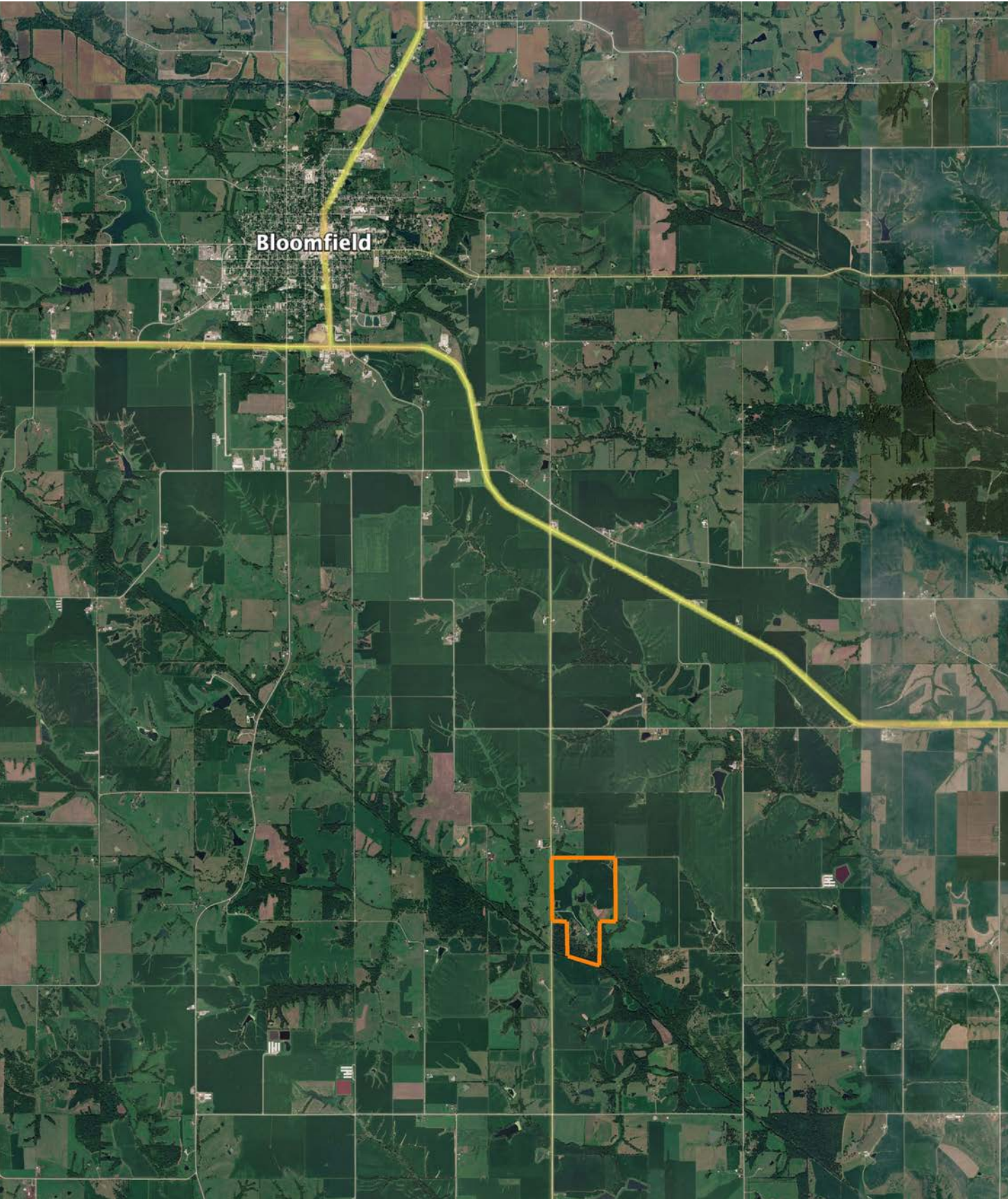
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA051, Soil Area Version: 32												
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
531B	Kniffin silt loam, 2 to 5 percent slopes	32.26	36.9%		IIle	80.0	23.2	55	54	69	64	66
223C2	Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded	15.72	17.9%		IVw	126.4	36.7	45	22	60	60	46
261	Appanoose silt loam, 0 to 2 percent slopes	11.74	13.4%		IIIw	177.6	51.5	41	54	74	74	64
211	Edina silt loam, 0 to 1 percent slopes	9.29	10.6%		IIIw	169.6	49.2	59	60	70	70	64
792C2	Armstrong loam, 5 to 9 percent slopes, moderately eroded	5.80	6.6%		IIle	123.2	35.7	31	27	65	65	47
312B	Seymour silt loam, 2 to 5 percent slopes	5.32	6.1%		IIle	80.0	23.2	64	60	70	70	65
792D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	4.31	4.9%		IVe	88.0	25.5	9	13	62	62	43
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	2.10	2.4%		IVw	140.8	40.8	28	25	54	54	42
531C	Kniffin silt loam, 5 to 9 percent slopes	0.70	0.8%		IIle	80.0	23.2	52	36	67	62	64
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	0.34	0.4%		IVe	163.2	47.3	44	43	73	72	53
Weighted Average						3.26	116	33.6	47.7	44.6	*n 67.3	*n 65.4
											*n 58.8	

Soils data provided by USDA and NRCS.

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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