

MIDWEST LAND GROUP PRESENTS



DAVIS COUNTY, IA

534 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

LEGACY HUNTING ESTATE & INCOME FARM

Midwest Land Group is proud to present an exceptional 534 +/- acre Davis County farm offering a combination of agricultural income, hunting opportunities, and improvements rarely found in a single property. Located in the heart of Southern Iowa, this meticulously maintained farm has been thoughtfully developed and improved to provide year-round enjoyment while offering the scale, diversity, and quality serious land buyers are searching for.

From the moment you enter the property, it becomes apparent this is far more than a typical farm. Productive farmland, mature timber, stocked ponds, established food plots, and extensive hunting infrastructure all come together to create a property that can be enjoyed in every season. Throughout the farm, the level of care and attention to detail is immediately apparent. The improvements are exceptionally well maintained, the farming practices reflect a commitment to long-term productivity, and the hunting infrastructure has been thoughtfully implemented. From the headquarters to the habitat work, this is a property that has been actively managed rather than simply owned.

The hunting opportunities are exactly what buyers hope to find when searching Southern Iowa. The farm offers a diverse mix of timber, crop fields, food plots, water sources, and natural travel corridors. Ten Redneck blinds and three feeders have been strategically positioned throughout the property, creating numerous hunting

setups across varying wind directions and seasonal patterns. 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. Excellent internal access, diverse habitat, established food sources, and South Wyaconda River frontage combine to create a property that is both highly productive and exceptionally huntable.

Several stocked ponds are scattered throughout the farm, providing excellent fishing opportunities while also serving as dependable water sources for wildlife. Five of the property's seven stocked ponds are located on the north portion of the farm surrounding the headquarters complex, creating a setting that is both functional and visually impressive. Bass, crappie, and additional species can be found within the pond system, while more than 150 fruit trees, including peach, apple, and additional mast-producing trees, have been planted throughout the property. Many are already producing fruit and contribute to both the wildlife habitat and the overall enjoyment of the farm. The combination of ponds, fruit trees, habitat improvements, food plots, and carefully managed hunting infrastructure creates an outdoor experience that extends well beyond hunting season.

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. Clean lines, modern finishes, and thoughtful design create a comfortable space for year-round living or entertaining. The approximately 2,725 square foot residence features an open-concept layout, soaring ceilings, custom cabinetry, quality finishes, and a stunning floor-to-ceiling stone fireplace that serves as the focal point of the home. The bright, modern interior offers a welcoming atmosphere while maintaining the functionality expected from a property of this caliber. 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 scale.

Beyond the recreational appeal, the farm offers meaningful agricultural income potential. The property includes 338.15 DCP cropland acres, with approximately 315 +/- acres currently utilized for row crop production and an additional 23 +/- acres established in alfalfa. The tillable acres carry an average CSR2 rating of approximately 51.5. Extensive tile and terrace improvements, approximately 54 acres of pattern tiling completed in 2025, grid sampling, lime applications,

and ongoing fertility investments demonstrate the owner's commitment to maximizing the farm's long-term productivity. Local operators have expressed interest in leasing the cropland at approximately \$250 per acre, creating strong future income potential for a new owner.

Since acquiring the property in 2021, the owner has continued investing heavily in both the farm's productivity and recreational appeal. Significant investments in tile, terraces, pattern tiling, fertility management, hunting infrastructure, ponds, and construction of the headquarters have resulted in a property that reflects an exceptional level of stewardship. Mature timber throughout portions of the property provides outstanding wildlife habitat while also offering potential future timber value.

Whether your goal is owning a high-quality Southern Iowa hunting farm, a diversified land investment, or a property capable of bringing family and friends together for generations, this Davis County offering presents a unique opportunity to acquire a truly complete ownership experience. Call Land Agent Kyle Steinfeldt to schedule your showing at (641) 485-7909.



PROPERTY FEATURES

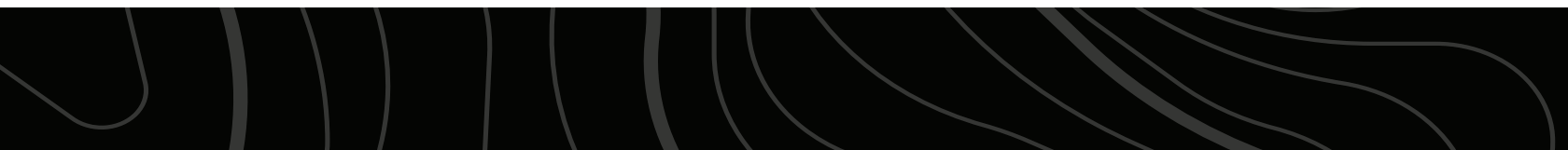
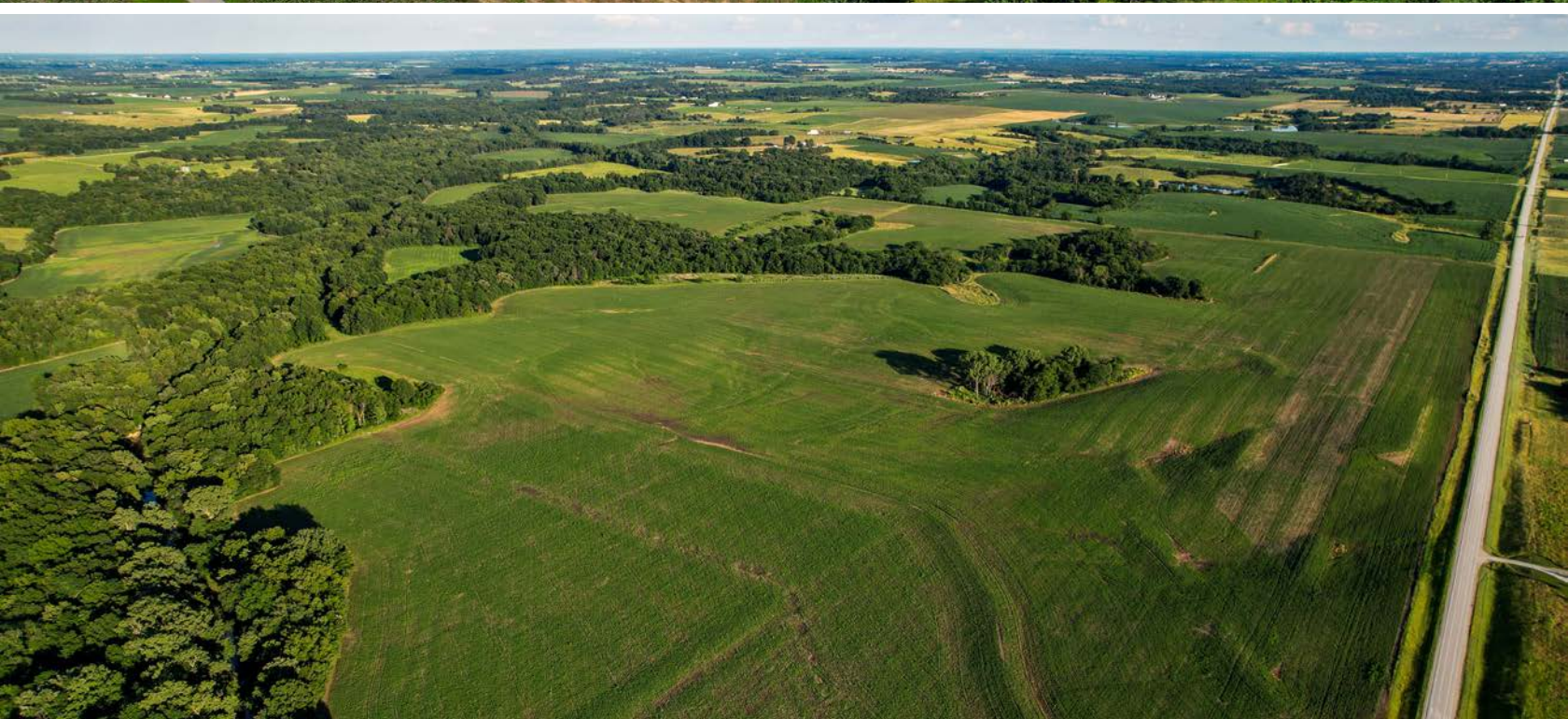
COUNTY: **DAVIS** | STATE: **IOWA** | ACRES: **534**

- 534 +/- acres in Davis County, Iowa
- 338.15 DCP cropland acres
- Approximately 315 +/- acres currently in row crop production
- Approximately 23 +/- acres established in alfalfa
- Tillable acres average approximately 51.5 CSR2
- Strong agricultural income potential
- Local operator interest at \$250/acre lease rates
- Potential annual cropland income approximately \$80,000
- Extensive tile and terrace improvements
- Approximately 54 acres pattern tiled in 2025
- Grid sampled and limed in 2023
- Proven mature whitetail history
- Extensive trail camera inventory of mature bucks
- 10 Redneck blinds on 10' platforms
- 3 Redneck feeders
- Excellent internal access and huntability
- South Wyaconda River frontage
- Excellent turkey hunting opportunities
- 7 stocked ponds
- Bass, crappie, and additional fishing opportunities
- 5 ponds located around the headquarters complex
- 150+ fruit trees including peach, apple, and additional varieties
- Established food plots
- Mature timber with potential future timber value
- Custom modern 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.)
- Large oversized doors
- Significant investments in productivity, habitat, and improvements since 2021
- Annual property taxes: \$11,082
- 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
 - Farm shown by appointment only
 - 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 a lender pre-approval letter is required prior to scheduling a showing
 - Call Land Agent Kyle Steinfeldt to schedule your showing at (641) 485-7909



338.15 DCP CROPLAND ACRES

The property includes 338.15 DCP cropland acres, with approximately 315 +/- acres currently utilized for row crop production and an additional 23 +/- acres established in alfalfa. The tillable acres carry an average CSR2 rating of approximately 51.5.



CUSTOM MODERN HEADQUARTERS

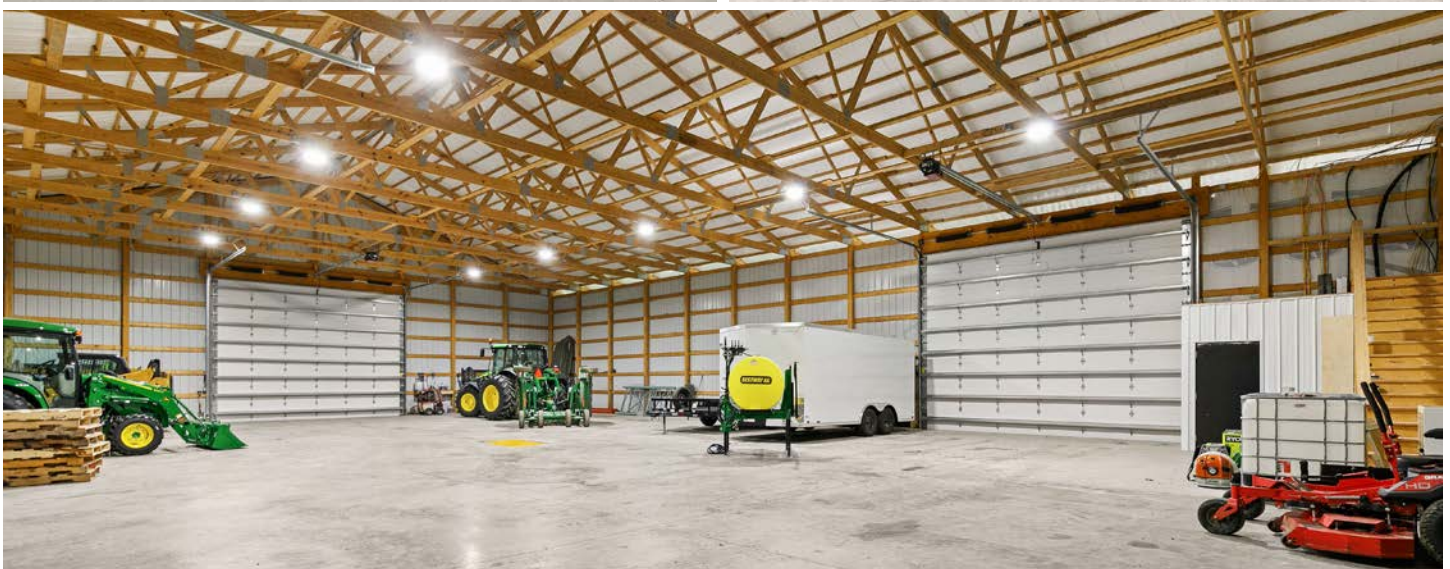
At the center of the property sits a custom-built headquarters completed in 2021. The residence and attached shop complex reflect the same level of care found throughout the farm.



3 BED, 2 FULL BATH, 1 HALF BATH



HEATED SHOP & COLD STORAGE BUILDING



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.



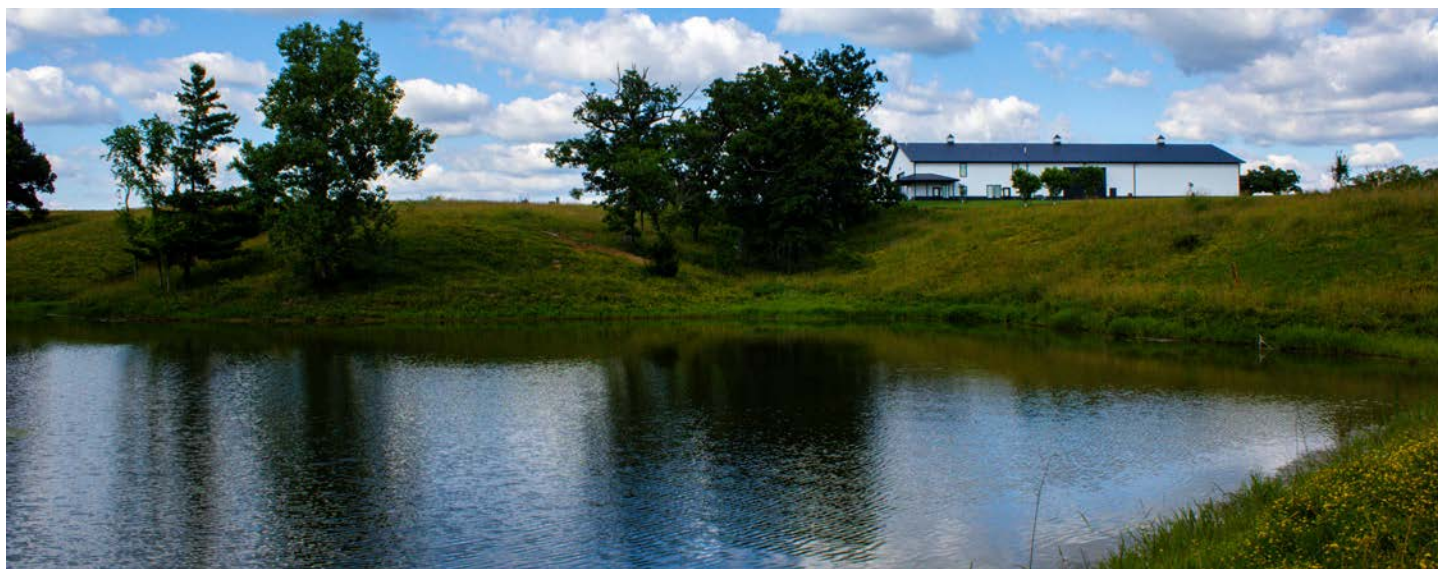
SOUTH WYACONDA RIVER FRONTAGE



REDNECK BLINDS & FEEDERS



STOCKED PONDS



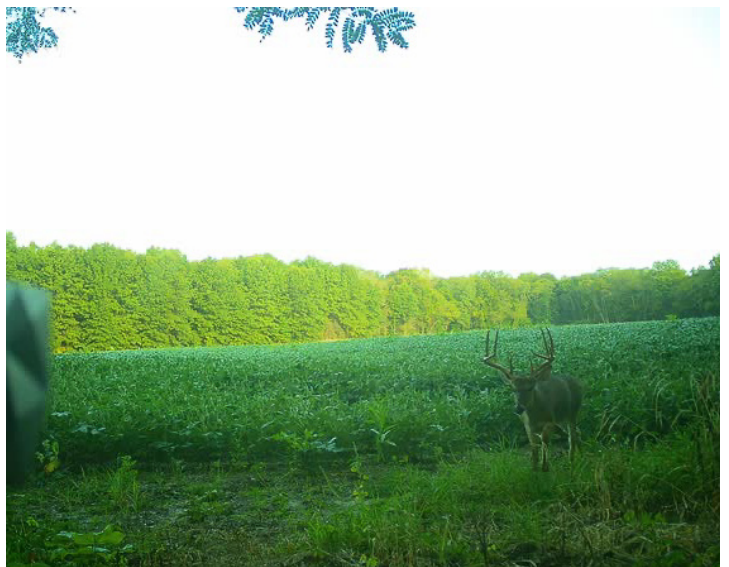
MATURE TIMBER



ESTABLISHED FOOD PLOTS

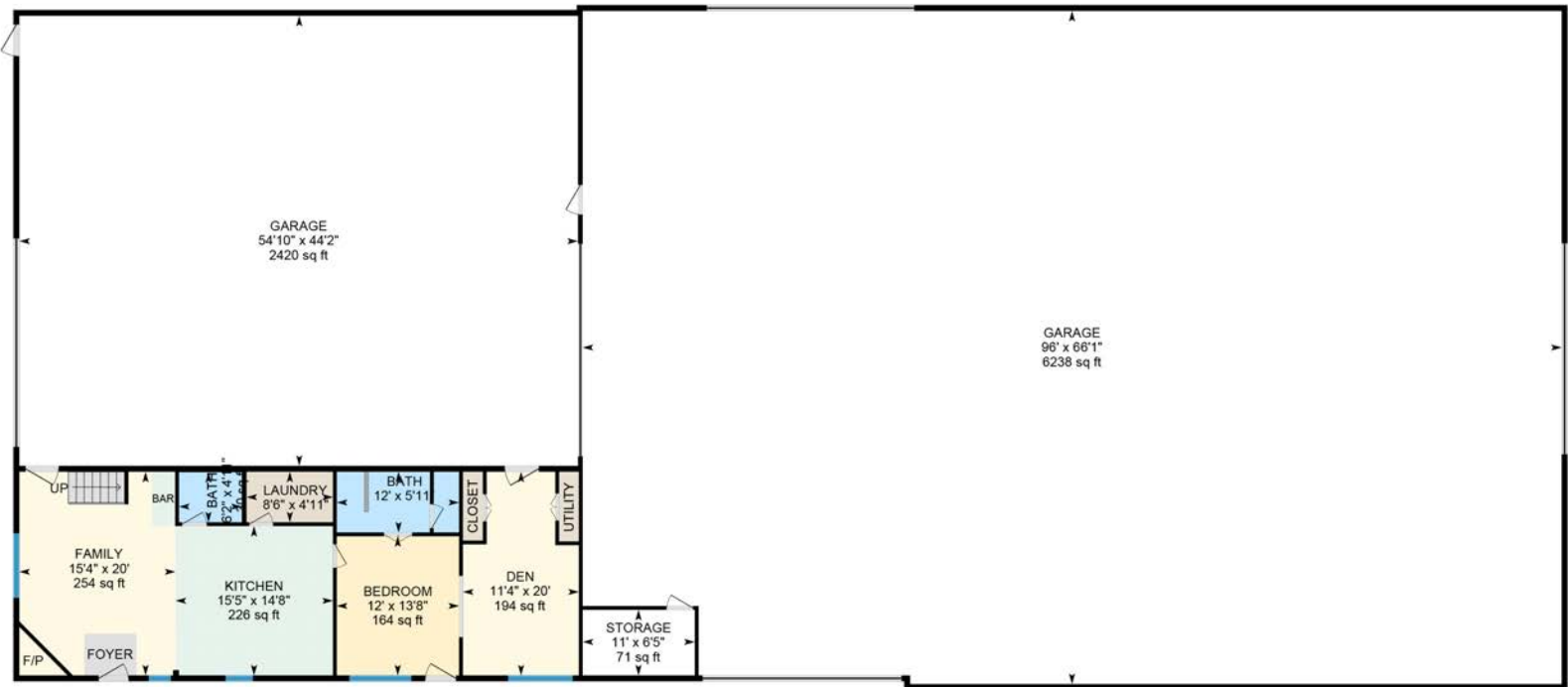


ADDITIONAL TRAIL CAM PICTURES

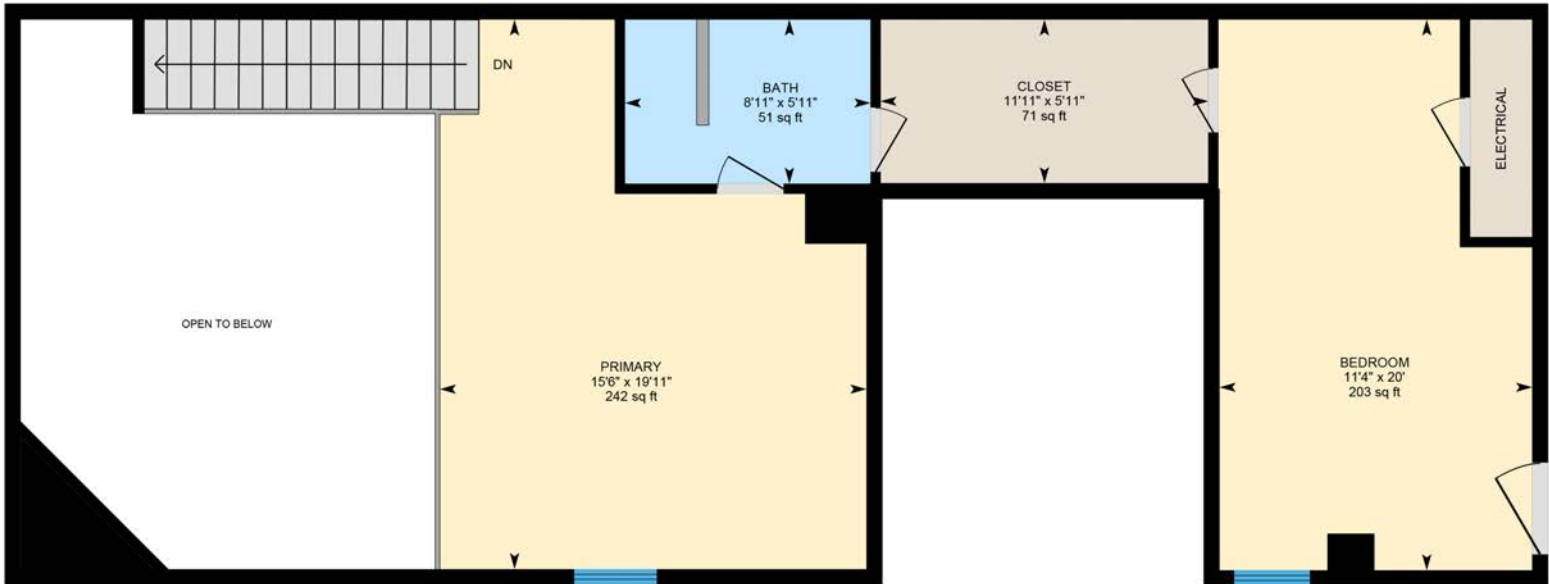


FLOOR PLAN

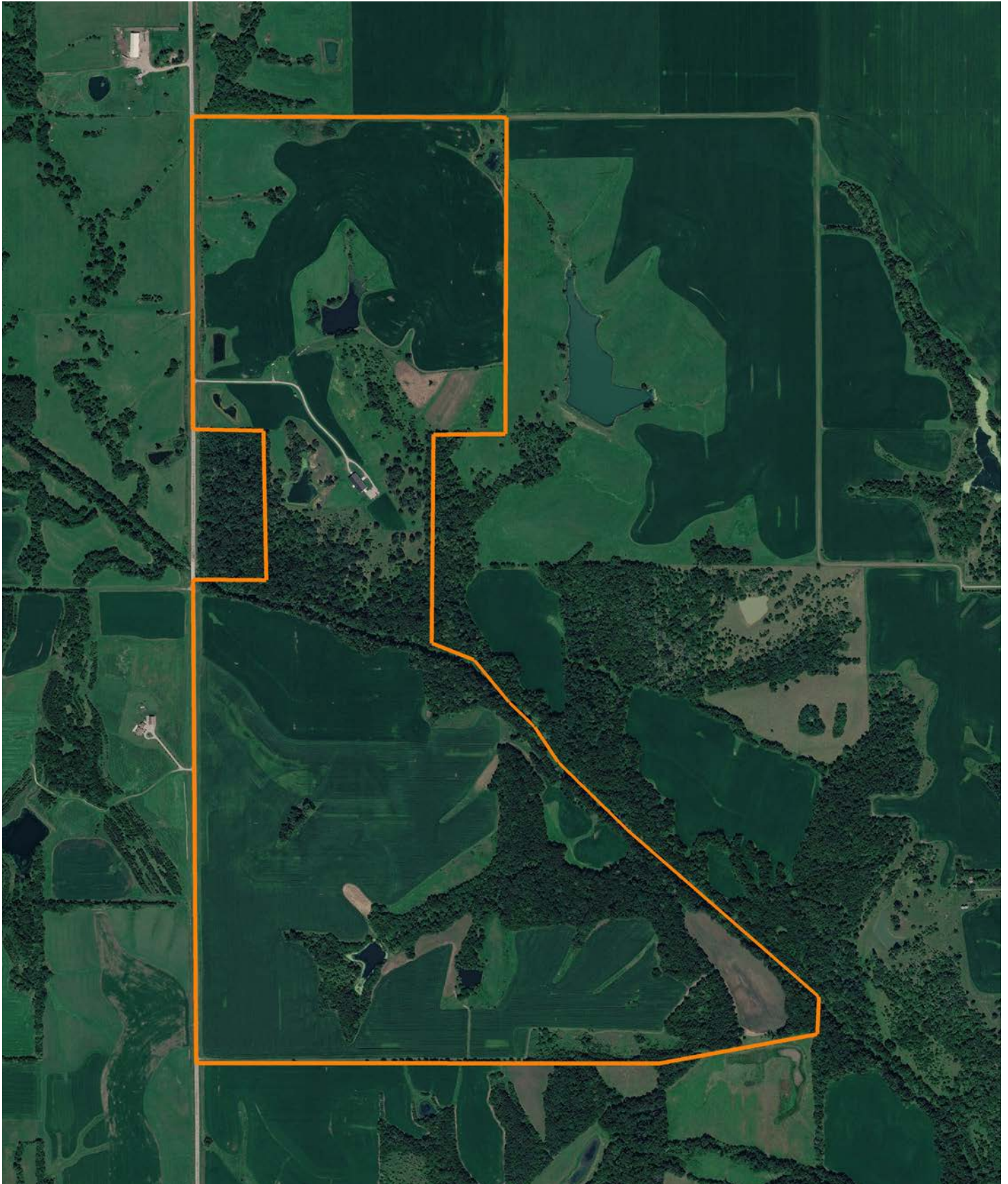
Main Floor Finished Area N/A
Unfinished Area N/A



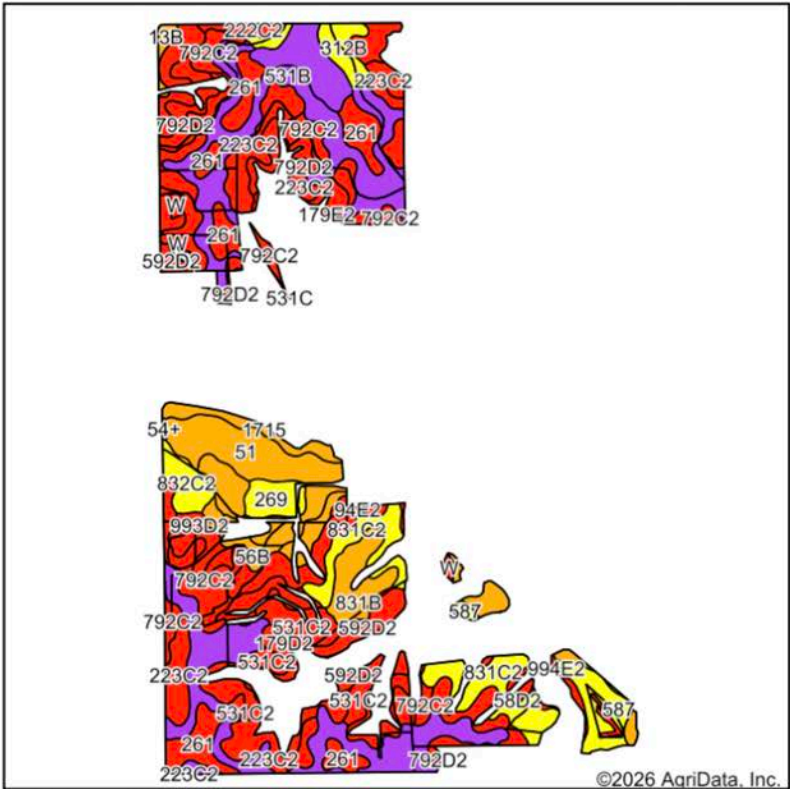
2nd Floor Finished Area N/A
Unfinished Area N/A



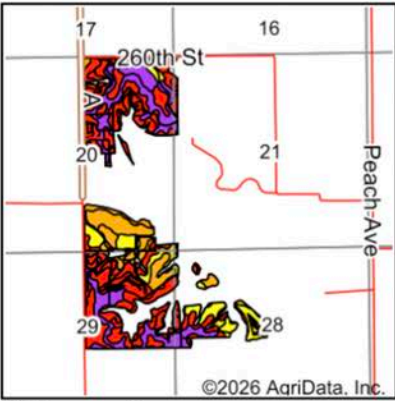
AERIAL MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: Iowa
County: Davis
Location: 21-68N-13W
Township: Grove
Acres: 334.91
Date: 6/12/2026



Maps Provided By

surety
CUSTOMIZED ONLINE MAPPING
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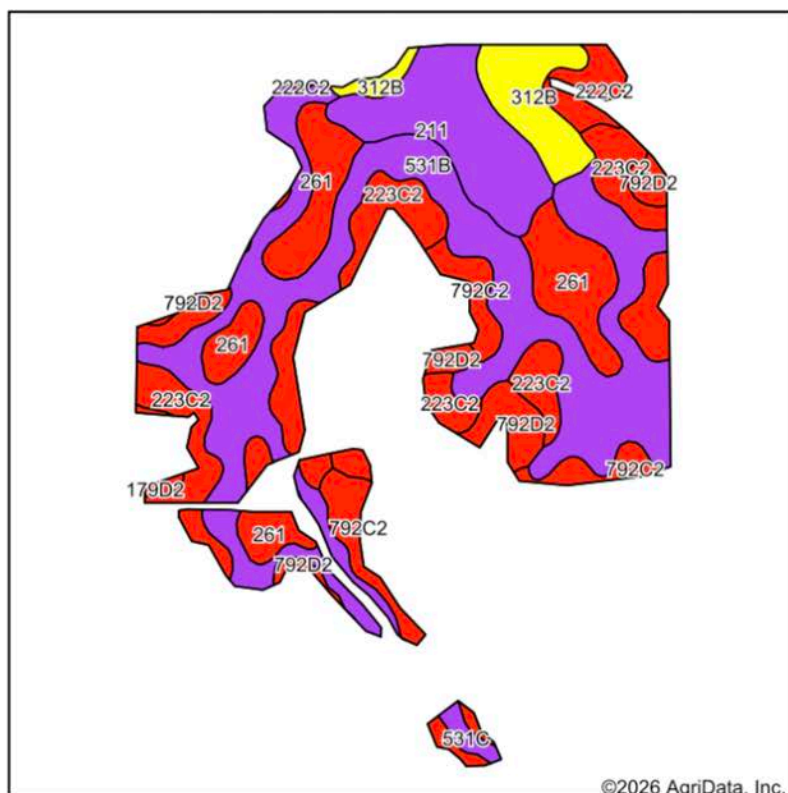


Area Symbol: IA051, Soil Area Version: 32

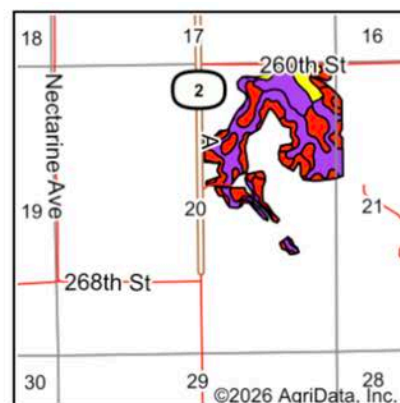
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Corn Bu	Kentucky bluegrass AUM	Oats Bu	Smooth bromegrass AUM
531B	Kniffin silt loam, 2 to 5 percent slopes	64.08	19.4%		Ille	80.0	23.2	55	54						
223C2	Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded	38.62	11.5%		IVw	126.4	36.7	45	22						
792C2	Armstrong loam, 5 to 9 percent slopes, moderately eroded	25.99	7.8%		Ille	123.2	35.7	31	27						
261	Appanoose silt loam, 0 to 2 percent slopes	21.11	6.3%		Illw	177.6	51.5	41	54						
51	Vesser silt loam, 0 to 2 percent slopes, occasionally flooded	20.94	6.3%		Ilw	198.4	57.5	75	71						

Soils data provided by USDA and NRCS.

ADDITIONAL 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

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 CUSTOMIZED ONLINE MAPPING
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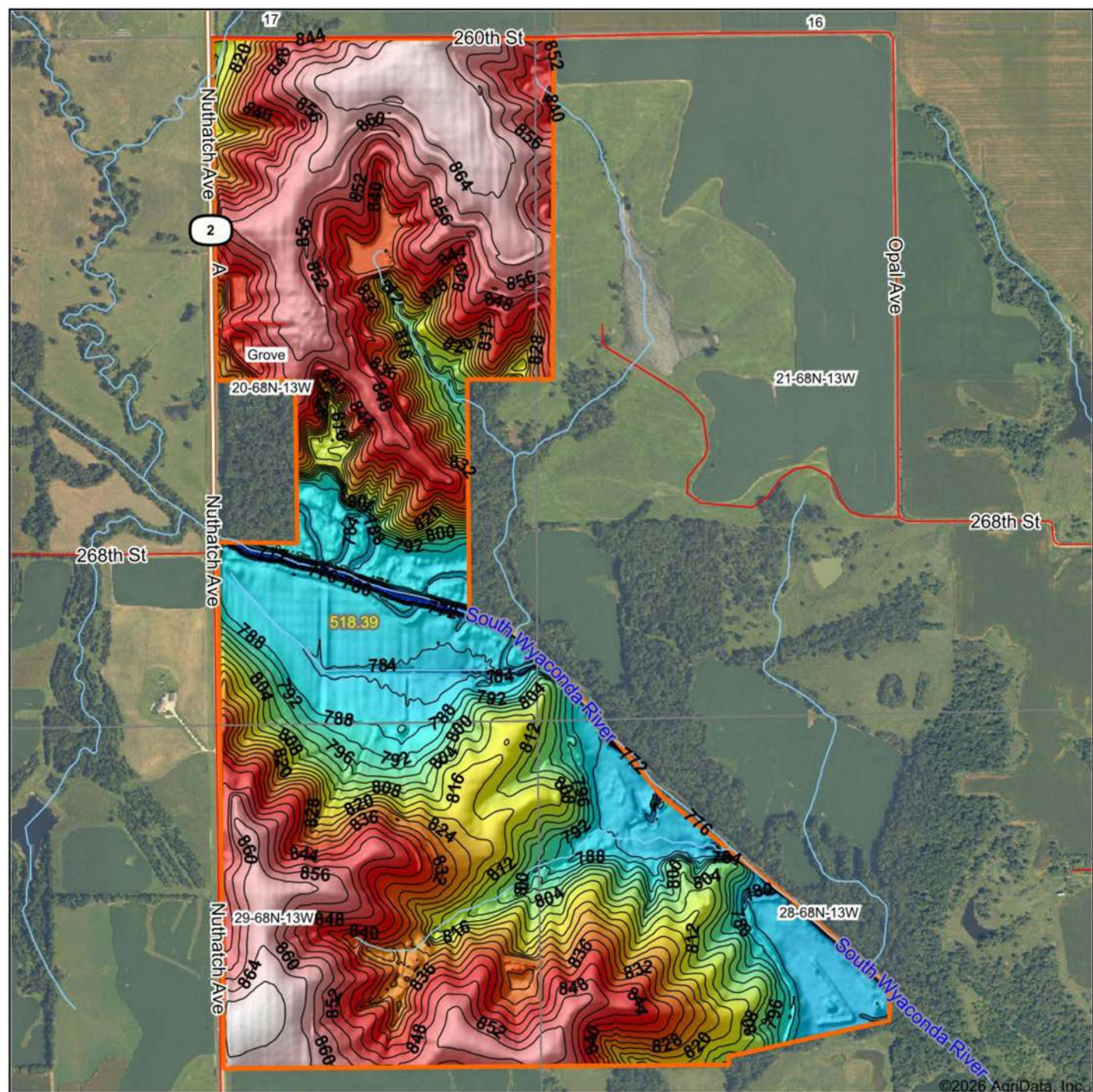


Area Symbol: IA051, Soil Area Version: 32

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.

HILLSHADE MAP



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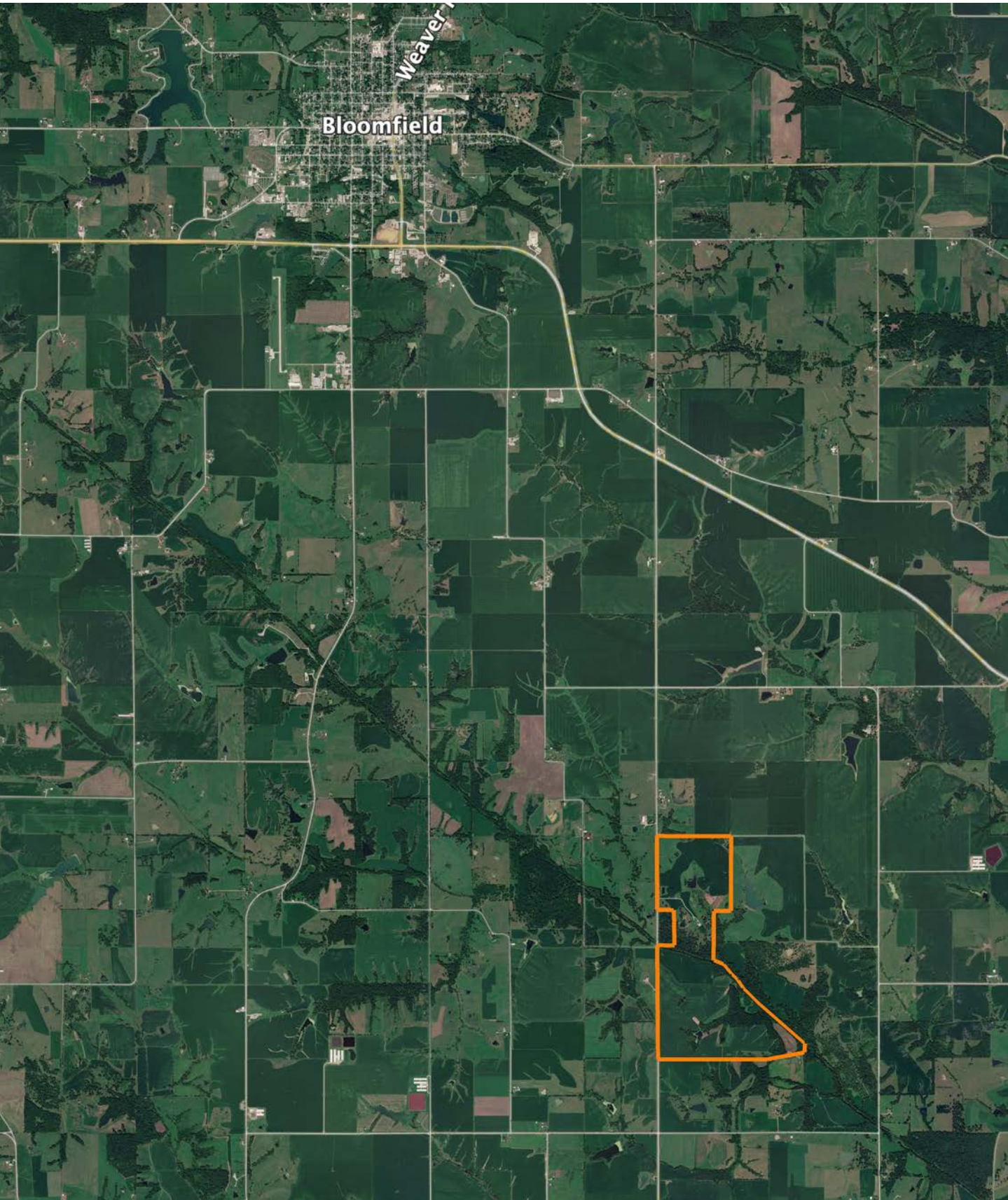
Source: USGS 3 meter dem
Interval(ft): 4
Min: 758.5
Max: 870.2
Range: 111.7
Average: 825.6
Standard Deviation: 28.44 ft



21-68N-13W
Davis County
Iowa

Boundary Center: 40° 40' 16.94, -92° 22' 13.36

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

319.243.3273

KSteinfeldt@MidwestLandGroup.com



MidwestLandGroup.com

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