

MIDWEST LAND GROUP PRESENTS

108.58 ACRES

VAN BUREN COUNTY, IA

150TH STREET, STOCKPORT, IOWA 52651



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

108.58 +/- ACRES OF TIMBER, TILLABLE, & PROVEN WHITETAIL GROUND

The Des Moines River corridor in Southeastern Iowa produces a particular kind of deer country. Deep timber. Isolated agriculture. Low hunting pressure over large areas. Van Buren County sits squarely in that belt, and this 108.58 acre farm near Stockport in Union Township, known as the "Bone Feather Farm", is exactly the kind of ground that makes hunters drive past other farms to get here. Farms in neighborhoods that consistently produce deer of this caliber do not come to the market often.

A deer over 200 inches has come off this property. Trail cameras have documented another in the same class. The landowner has kept hunting pressure low, and it shows in the history. This is not a listing built around what a property could become with the right management. The program is already running.

The Hunting Program

38 acres of mature hardwood timber anchors the north and south of this farm. That timber does not just hold deer. It creates a sanctuary that the surrounding agricultural ground works off of. Broom sedge and native grass pockets provide the kind of thermal bedding cover that keeps mature bucks on the property through the season, not just in it temporarily.

The layout handles multiple wind directions. When the wind shifts, the hunt does not have to end. Established travel corridors funnel deer between the bedding and

the food without exposing a hunter prematurely. That kind of setup takes years to develop naturally. On this farm, it is already in place. All box blinds and deer stands convey with the sale.

A branch of Little Lick Creek runs west to east across the southern portion of the property. Two year-round ponds, one positioned on the north end and one on the south, give deer consistent water access across the full length of the farm. A large landowner to the north practices QDMA principles, which extends the low-pressure buffer well beyond the property line.

A 13 acre addition of 100 percent tillable ground was recently incorporated into the farm, connecting the north and south tracts into a single contiguous unit. That connection created a new internal funnel between the two halves that was not there before. The current tenant has 25 acres planted in beans and leaves a portion standing through late season, adding high-calorie food at exactly the time mature bucks are moving.

Turkey & Upland

The timber edges and creek bottom on this farm support a strong resident turkey population with ideal roosting and strutting habitat in close proximity, which keeps birds on the property rather than drifting to neighboring ground in the spring. The native grasses and cover strips

throughout the farm provide quality nesting habitat for both turkey and pheasant, giving each species the ground cover and structure they need to reproduce and stay. This farm produces well after deer season closes.

Tillable Ground & Income

The 69.61 FSA crop acres carry a CSR2 of 41.6. The current tenant applies hog manure annually, building long-term organic matter and soil productivity. Current cash rent in the area runs \$185 to \$200 per acre. The tillable ground funds the holding cost while the hunting program runs independently. These two functions coexist on this farm without competing.

Building Site & Utilities

The northwest corner of the farm carries a natural building site with a terrain position that keeps construction separate from the hunting ground. Electric is on the road, with rural water on site. Fiber optic is available nearby. A hunting cabin, a permanent home, or a weekend retreat are all viable. The site is positioned so that whatever gets built there does not compromise the program on the rest of the farm.



PROPERTY FEATURES

COUNTY: **VAN BUREN** | STATE: **IOWA** | ACRES: **108.58**

- 108.58 +/- gross acres
- 69.61 FSA crop acres
- 41.6 CSR2
- 38 acres of mature timber
- 13 acre recent addition, 100% tillable, connecting north and south tracts
- 25 acres currently in beans, tenant leaves standing crop through late season
- Documented harvest over 200 inches, trail cam documentation of a second in that class
- Natural building site, northwest corner
- Electric at the road, fiber optic available nearby
- Current projected area cash rent: \$185 to \$200 per acre
- Location
 - 000 150th Street, Stockport, IA 52651
- Union Township, Van Buren County
- STR: 32/70/9
- 5 miles from Keosauqua
- 10 miles from Fairfield and Highway 34
- 17 miles from Highway 218
- 18 miles from Mount Pleasant
- Within 2 miles of the Des Moines River
- Approximately 1 hour from Iowa City
- Additional Information
 - Estimated annual taxes: \$1,104
 - Parcel 40033220023, Parcel C, NE NE
 - Parcel 40033220032, Parcel F, N 1/2
 - Auditor Parcel G (formerly 40033220024 and 40033220043), E 1/2 of NE 1/4, survey completed

THE HUNTING PROGRAM

38 acres of mature hardwood timber anchors the north and south of this farm. That timber does not just hold deer. It creates a sanctuary that the surrounding agricultural ground works off of.



HARVEST PHOTOS



TRAIL CAM PICTURES



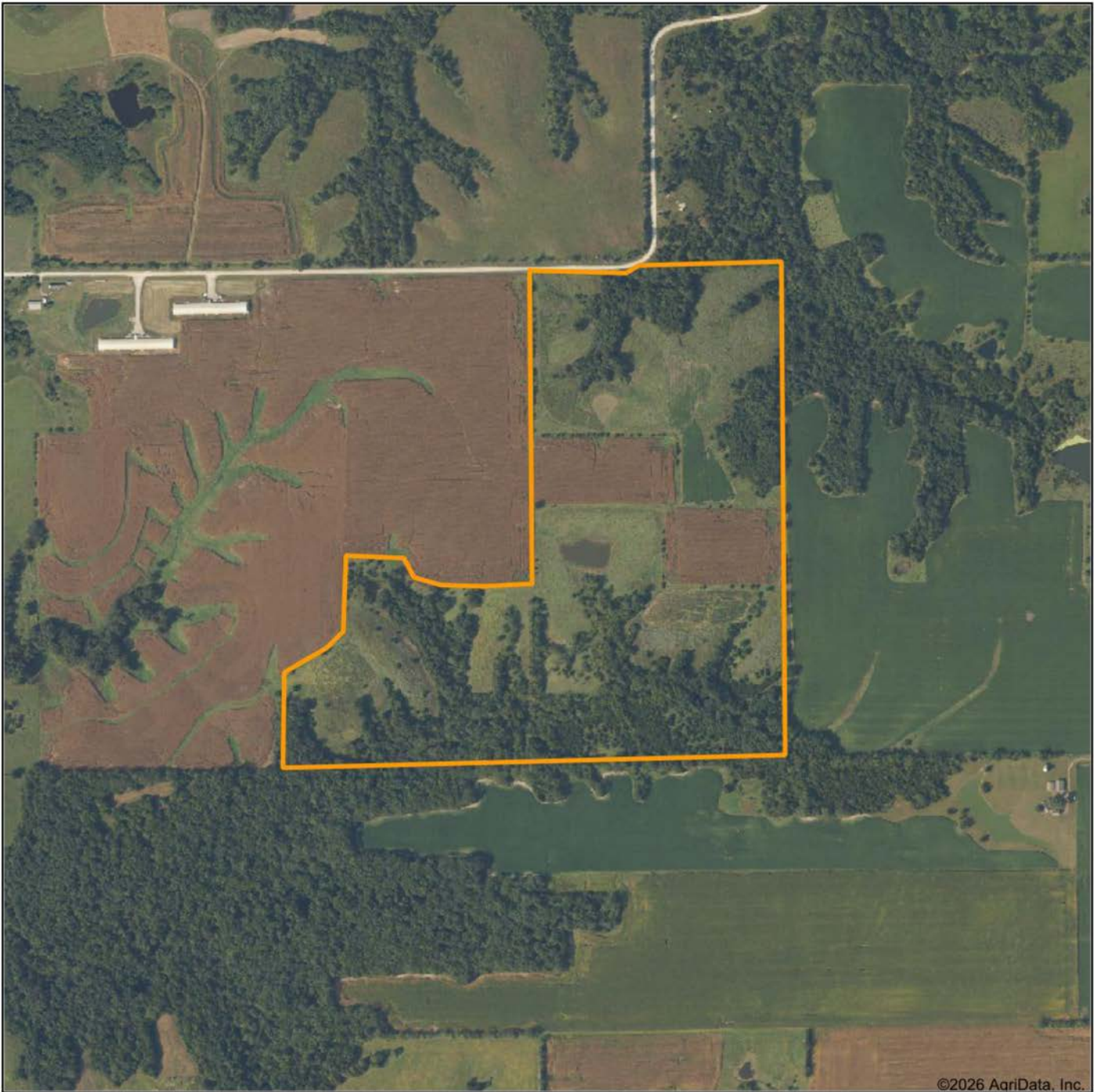
69.61 FSA CROP ACRES



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 40° 49' 27.84, -91° 54' 55.42

0ft 828ft 1655ft



Maps Provided By:



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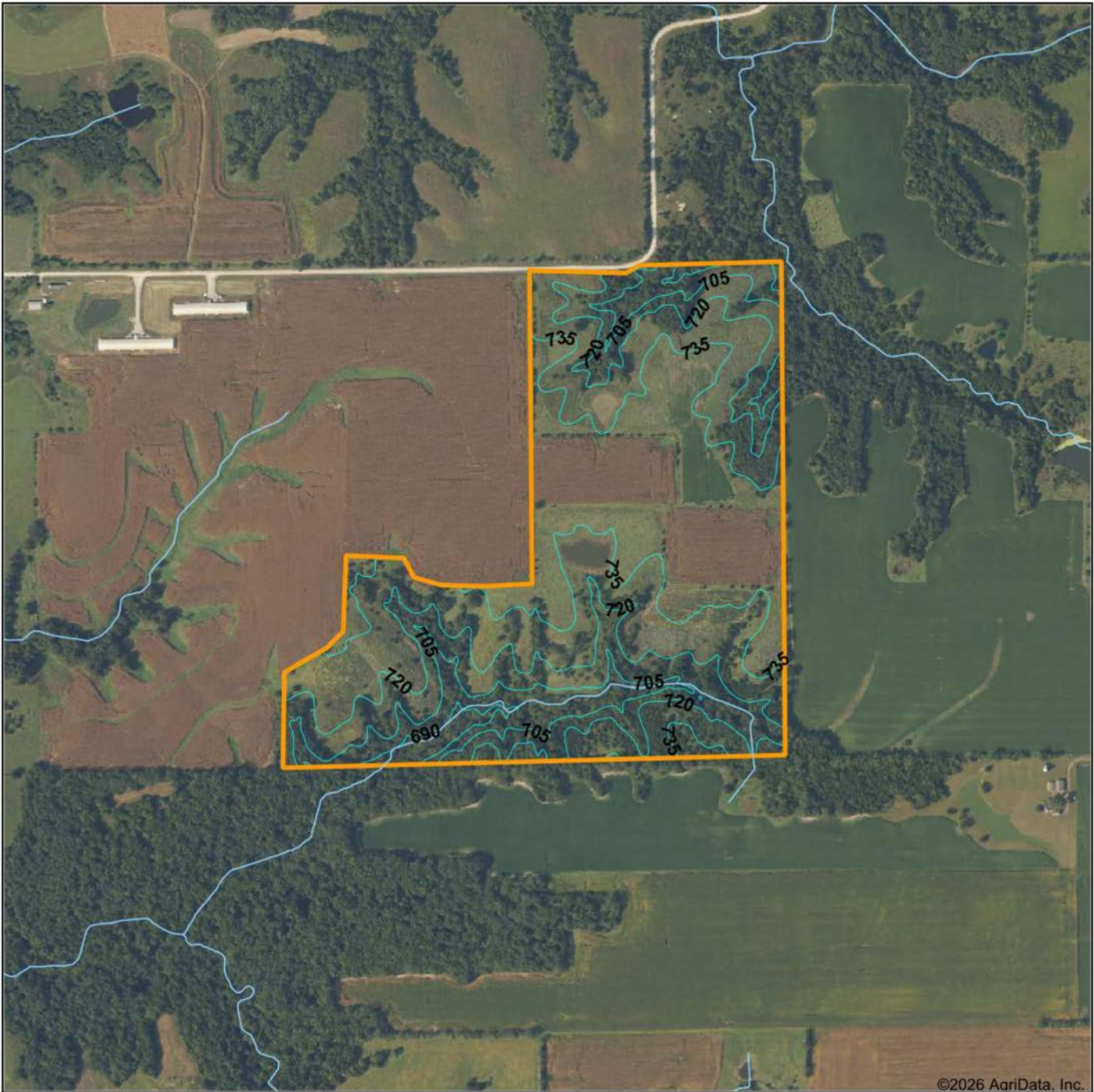
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32-70N-9W
Van Buren County
Iowa



6/7/2026

TOPOGRAPHY MAP



Boundary Center: 40° 49' 27.84, -91° 54' 55.42



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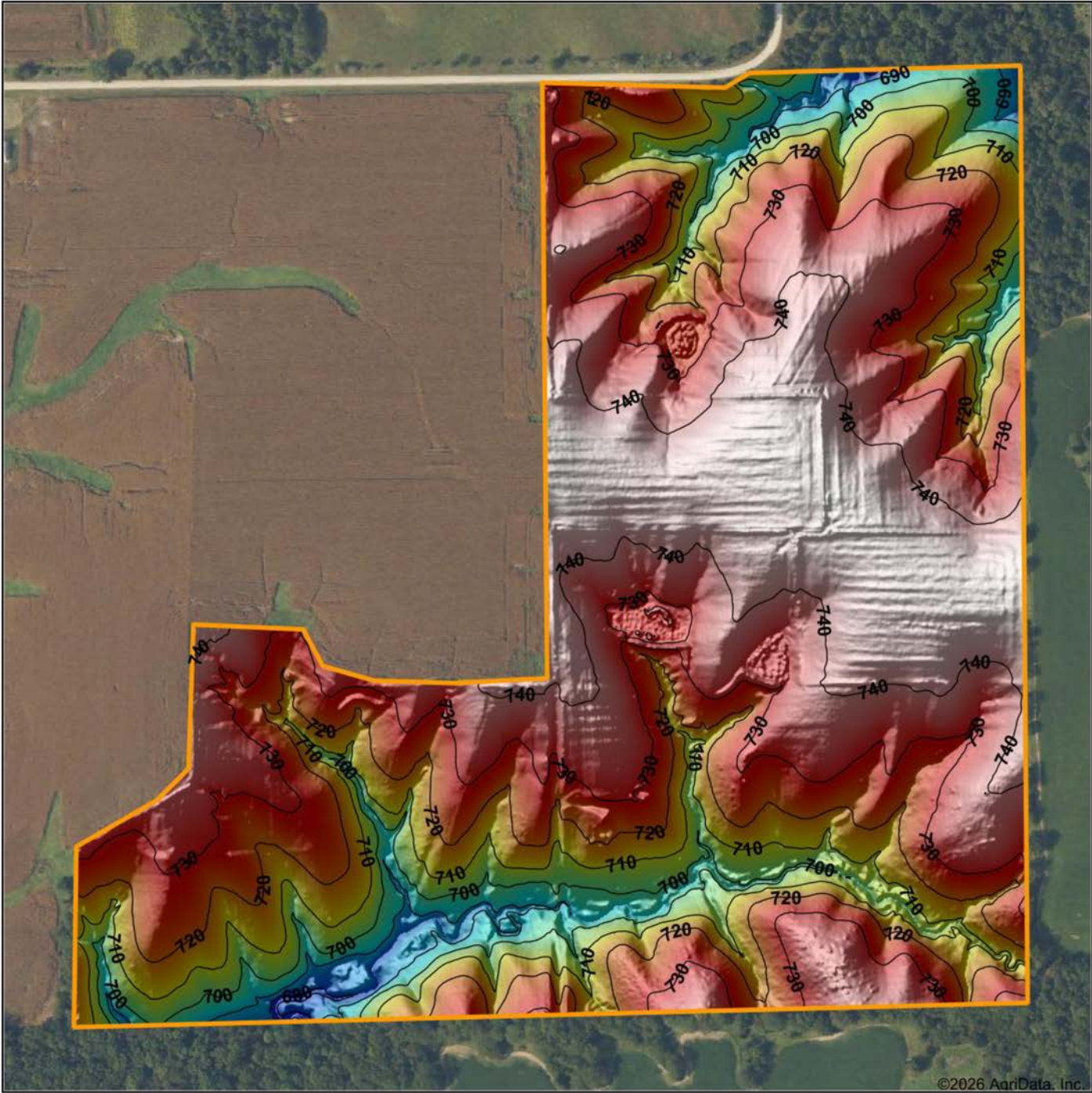
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Van Buren County
Iowa

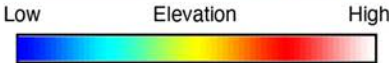


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HILLSHADE MAP



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Source: USGS 1 meter dem
 Interval(ft): 10
 Min: 675.4
 Max: 746.5
 Range: 71.1
 Average: 725.2
 Standard Deviation: 15.06 ft

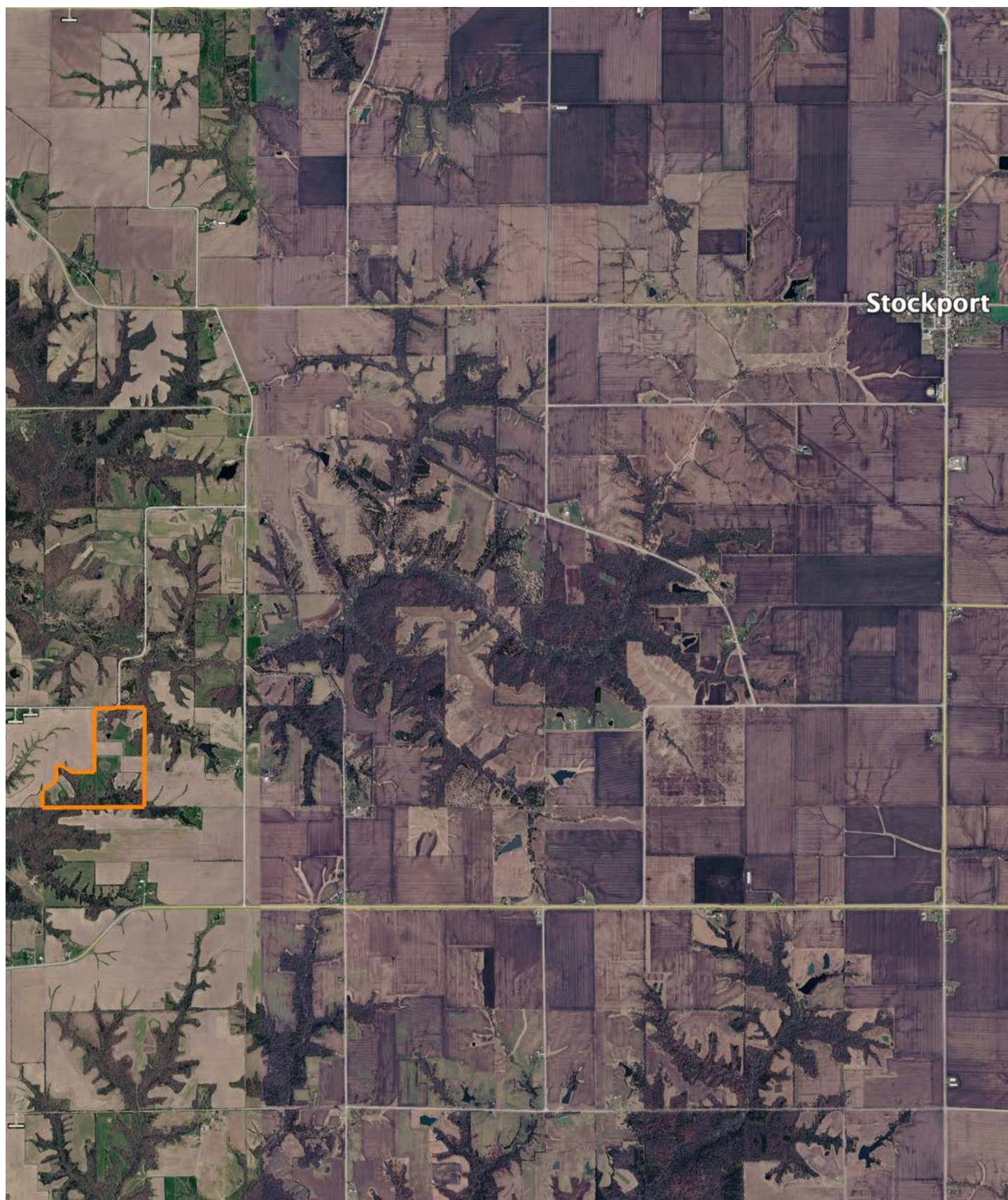


6/7/2026

32-70N-9W
Van Buren County
Iowa

Boundary Center: 40° 49' 27.84, -91° 54' 55.42

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.



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