

MIDWEST LAND GROUP PRESENTS

168 ACRES IN

DAVIS COUNTY IOWA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

EXCEPTIONAL SOUTHERN IOWA WHITETAIL FARM

Midwest Land Group is proud to present this exceptional 168 +/- acre recreational farm in Davis County, Iowa. Boasting approximately 1.25 miles of South Wyaconda River frontage, productive row crop acres, established clover food plots, numerous fruit trees, mature hardwood timber, and diverse rolling topography, this property offers an exceptional combination of river frontage, diverse habitat, income potential, and thoughtfully developed hunting improvements rarely found in a single property.

The South Wyaconda River serves as the backbone of the property, winding for approximately 1.25 miles through the farm and creating an incredible wildlife corridor that is pounded with deer sign. Towering hardwood timber, secluded draws, creek bottoms, and rolling ridges combine to create exceptional bedding cover, natural pinch points, and predictable travel routes that mature bucks utilize throughout the season. Extensive, well-worn deer trails throughout the property are a testament to the quality of the habitat. In addition, there are two ponds on the property stocked with crappie, bluegill, and bass for family fun fishing opportunities.

Years of trail-camera data have documented an impressive age structure, with numerous mature bucks photographed across multiple seasons. The combination of outstanding habitat, diverse food sources, dependable water, and relatively light hunting pressure has helped create a property capable of consistently producing mature whitetails year after year. Recent trail

camera photos confirm that several impressive deer are actively utilizing the farm this summer. With opening day just around the corner, the next owner will have the rare opportunity to step into a property with an established history of mature deer and hunt it this fall.

Approximately 48 acres are currently in row crop production, carrying a 56.6 average CSR2 and benefiting from recently installed pattern tile, creating productive farmland that also serves as an outstanding food source for wildlife. Several established clover food plots are already in place, while numerous additional locations throughout the property offer excellent opportunities to expand the food plot program. Numerous fruit trees and two ponds provide dependable year-round food and water sources that help attract and hold both deer and turkey. A qualified local operator has expressed interest in leasing the tillable acreage for \$250 per acre, allowing investors to generate immediate income while preserving the flexibility for owner-operators to farm the acreage themselves.

The farm has been thoughtfully developed and intensively managed to maximize both wildlife habitat and the hunting experience. Clean, strategic access allows hunters to quietly slip into and out of stand locations with minimal disturbance to bedding areas, making the property highly huntable throughout the season. The property is being offered with eight Redneck blinds mounted on 10-foot tower platforms, several 21-foot Lock-On ladder stands, and a Redneck 750lb gravity

feeder, giving the next owner a tremendous head start before opening day. Few recreational properties come to market already equipped with this level of hunting infrastructure.

Beyond its outstanding hunting opportunities, the South Wyaconda River frontage, mature timber, and scenic landscape provide endless opportunities for camping, hiking, wildlife watching, and enjoying the beauty of southern Iowa.

Access to the property may be conveyed by deeded access or a recorded access easement, depending on buyer/seller preference and final survey.

From quiet morning sits overlooking the South Wyaconda River to late-season hunts over standing grain and established food plots, this farm has been developed to provide exceptional hunting opportunities from opening day through the close of the season.

Properties offering 1.25 miles of South Wyaconda River frontage, income-producing tillable acreage, proven wildlife habitat, and extensive hunting improvements rarely become available. Developed over many years with careful habitat management and significant investment, this is a rare opportunity to own one of southeast Iowa's premier recreational farms.

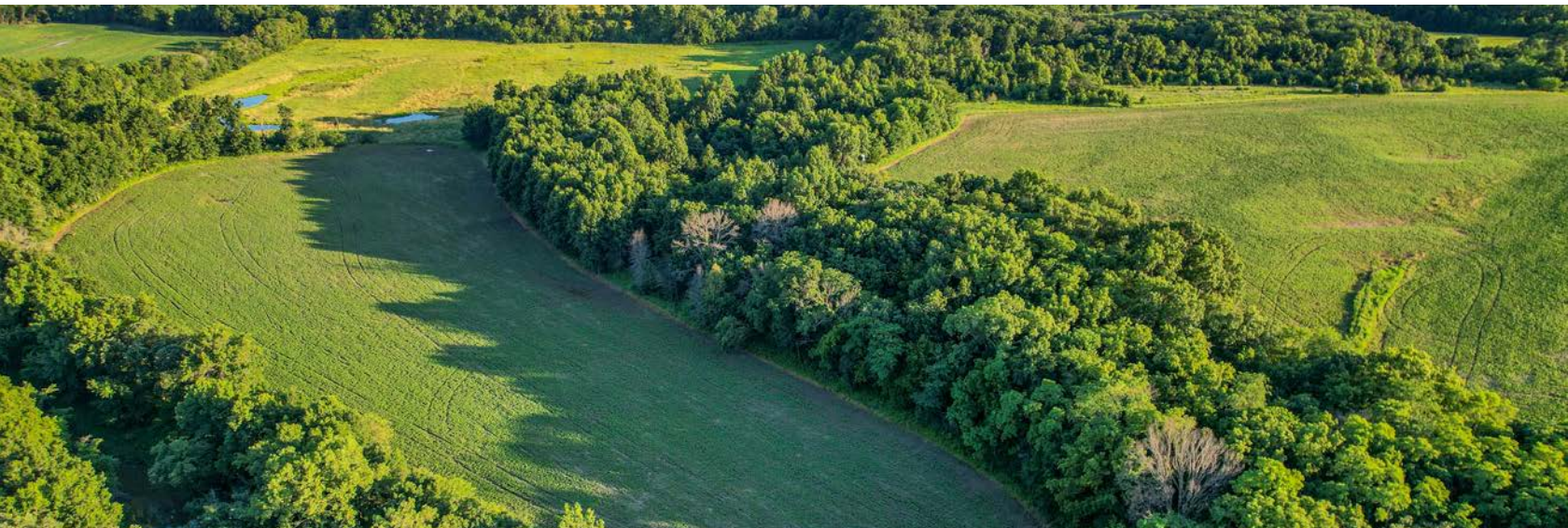
PROPERTY FEATURES

COUNTY: **DAVIS** | STATE: **IOWA** | ACRES: **168**

- Approximately 1.25 miles of South Wyaconda River frontage
- Approximately 48 acres of income-producing row crop
- 56.6 average CSR2 on the tillable acres
- Recently installed pattern tile on the tillable acreage
- Qualified local operator interested in leasing the tillable acreage at \$250 per acre
- Established clover food plots with numerous additional food plot opportunities
- Numerous fruit trees planted throughout the property
- Two ponds providing dependable wildlife water sources
- Mature hardwood timber with exceptional bedding cover
- Rolling ridges, secluded draws, and natural travel corridors
- Extensive deer trail system and well-used river crossings
- Documented history of mature whitetails with an impressive age structure
- Recent trail camera history of multiple mature bucks
- Clean hunting access for quiet entry and exit
- Excellent whitetail and turkey hunting
- Eight Redneck blinds on 10-foot tower platforms included
- Two ponds stocked with bass, crappie, and bluegill
- Several 21-foot Lock-On ladder stands included
- One feeder included
- Low hunting pressure in the surrounding neighborhood
- Access may be conveyed by deeded access or a recorded access easement, depending on buyer preference and final survey
- Additional adjoining acreage available
- Shown by appointment only

INCOME PRODUCING ROW CROP

Approximately 48 acres are currently in row crop production, carrying a 56.6 average CSR2 and benefiting from recently installed pattern tile, creating productive farmland that also serves as an outstanding food source for wildlife.



MATURE HARDWOOD TIMBER

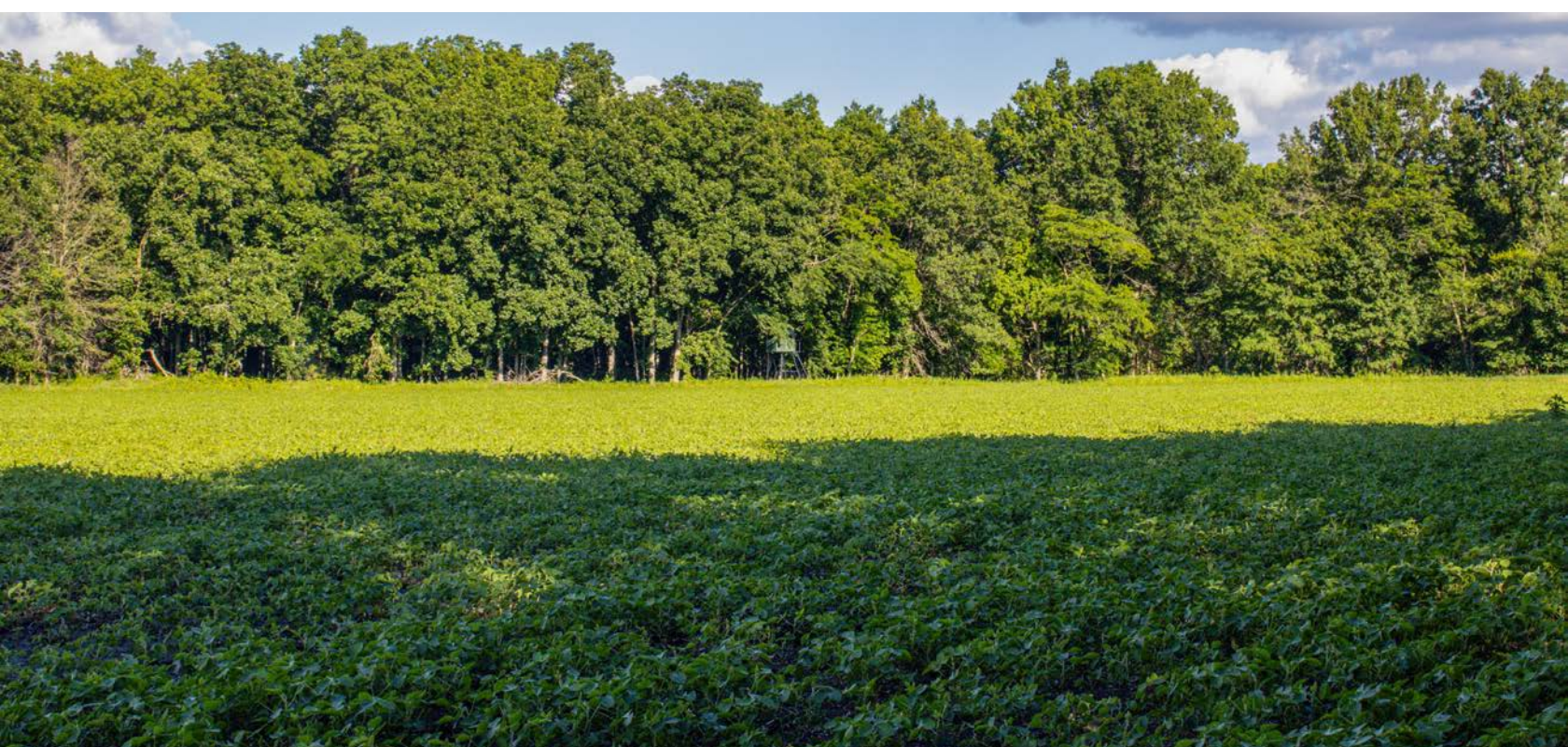


TWO PONDS



ESTABLISHED CLOVER FOOD PLOTS

Several established clover food plots are already in place, while numerous additional locations throughout the property offer excellent opportunities to expand the food plot program.

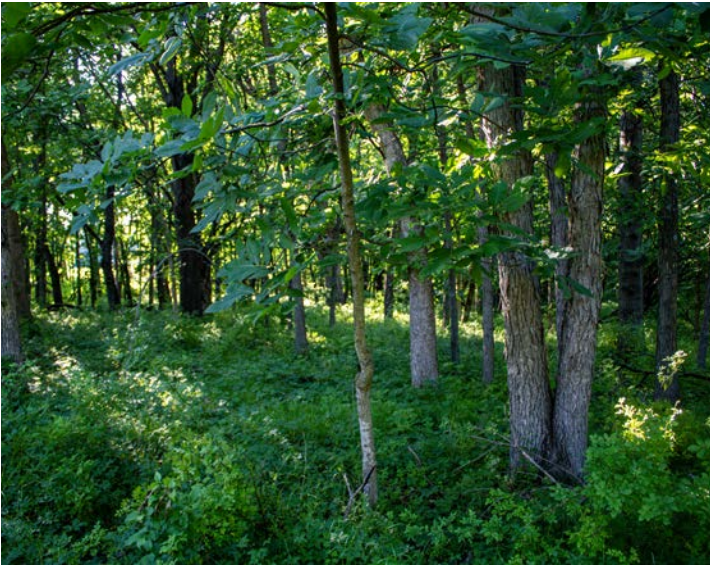


EXCELLENT HUNTING

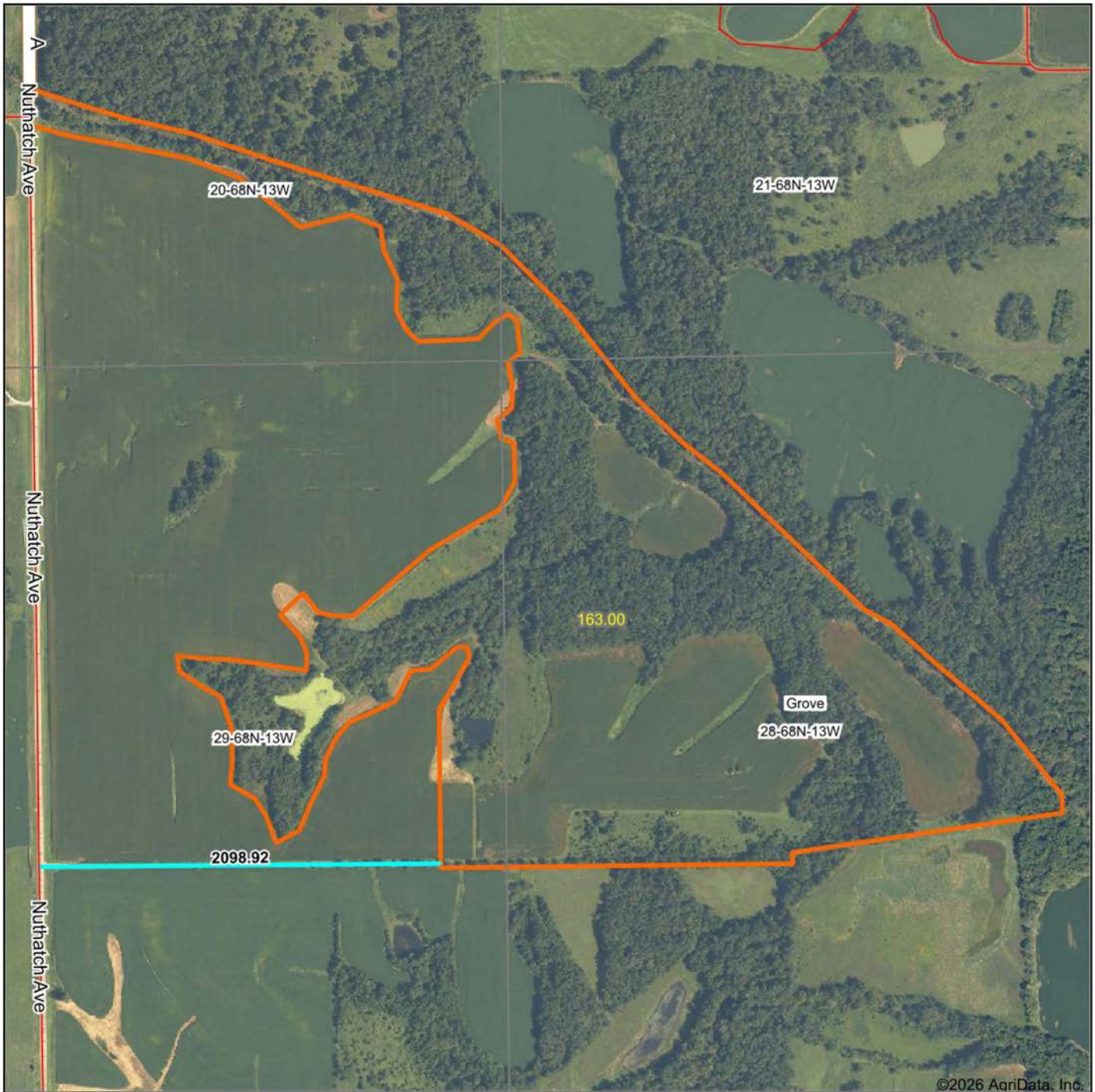
The farm has been thoughtfully developed and intensively managed to maximize both wildlife habitat and the hunting experience. Clean, strategic access allows hunters to quietly slip into and out of stand locations with minimal disturbance to bedding areas, making the property highly huntable throughout the season.



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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Boundary Center: 40° 39' 58.06, -92° 22' 11.78

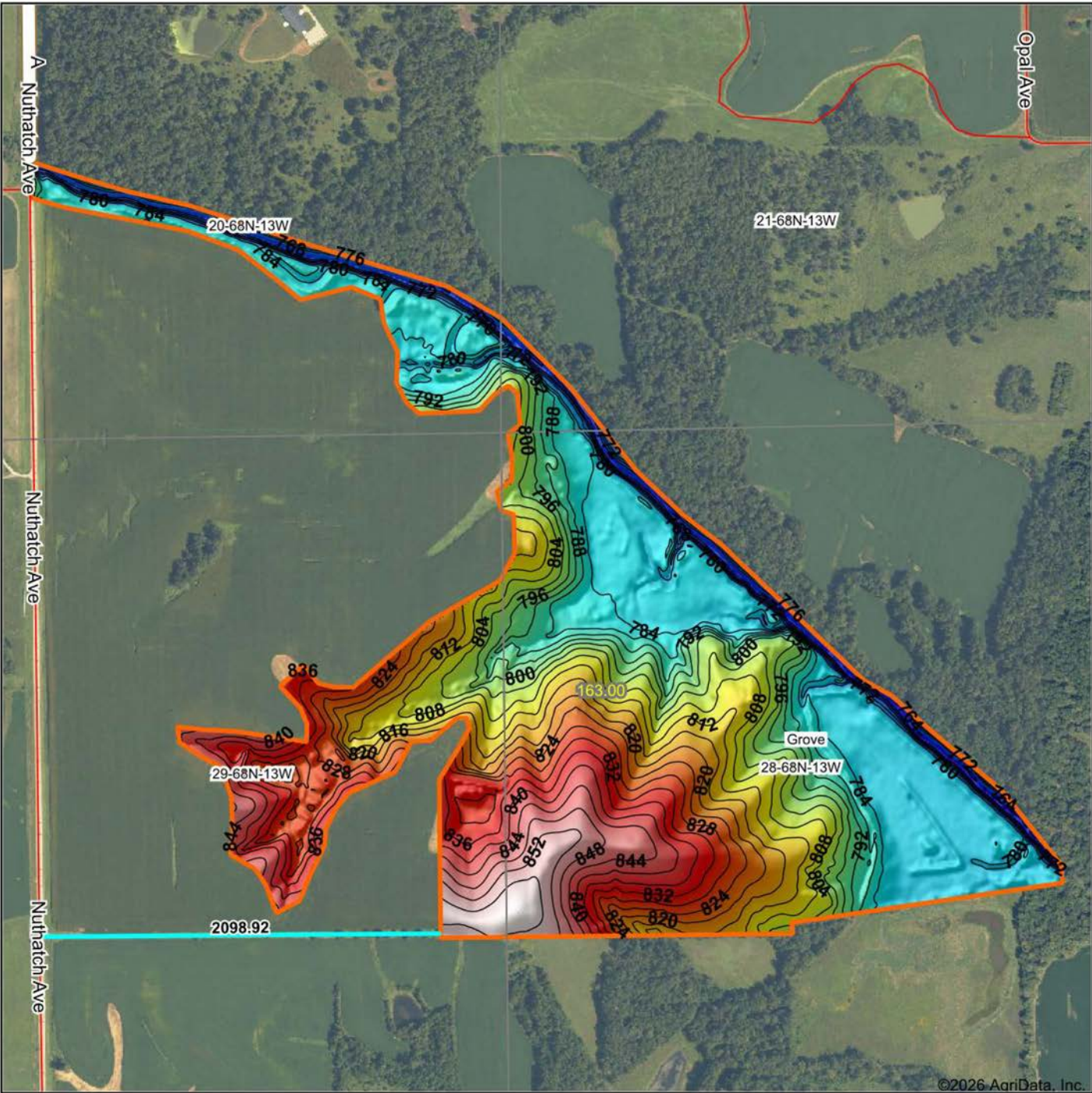
28-68N-13W
Davis County
Iowa

0ft 818ft 1636ft



8/5/2026

HILLSHADE MAP



Maps Provided By:



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Source: USGS 3 meter dem
Interval(ft): 4
Min: 757.8
Max: 859.0
Range: 101.2
Average: 805.3
Standard Deviation: 24.61 ft

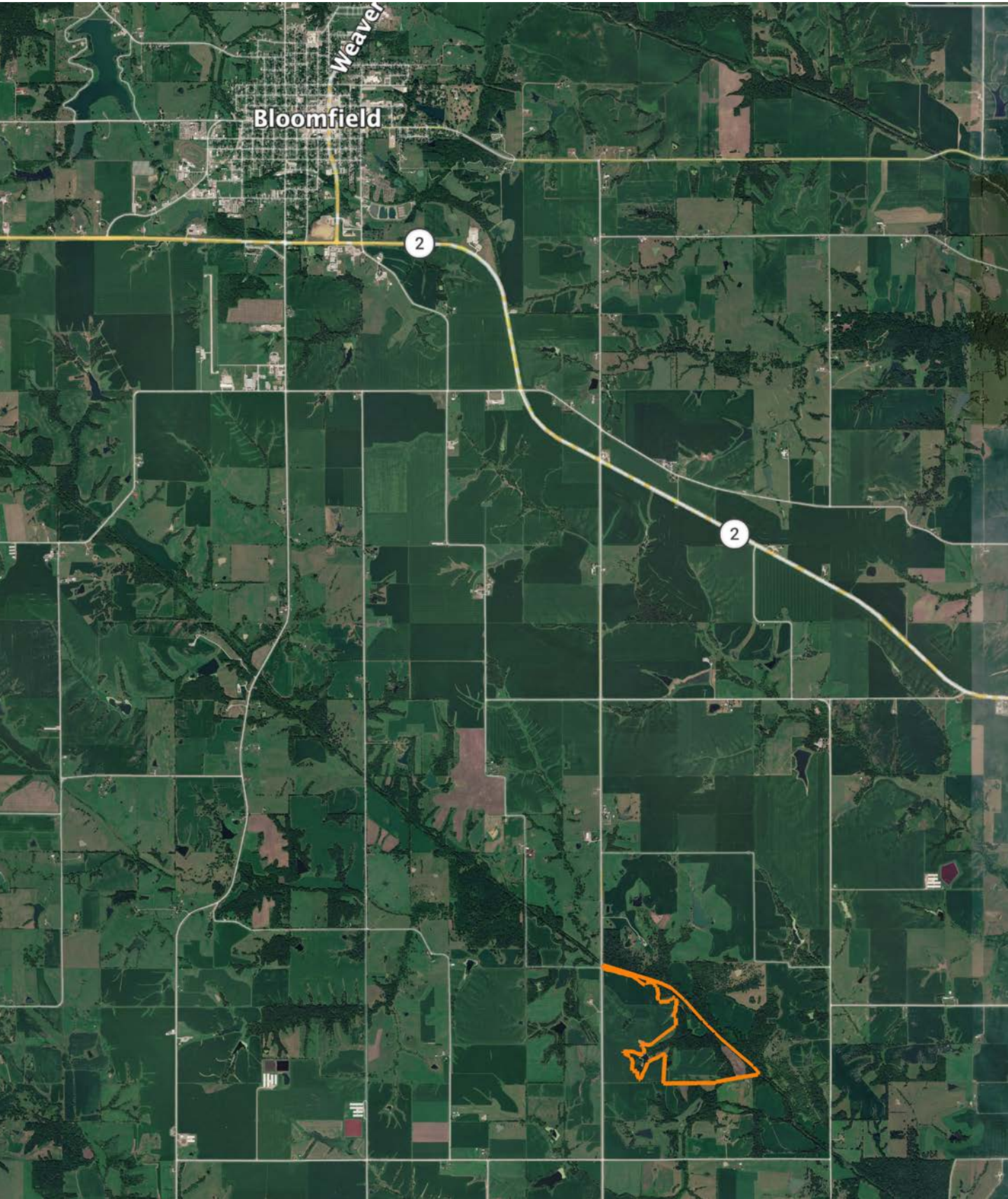


8/5/2026

28-68N-13W
Davis County
Iowa

Boundary Center: 40° 39' 58.06, -92° 22' 11.78

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!



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