MIDWEST LAND GROUP PRESENTS

328 ACRES
DAVIS COUNTY, IA

Nuthatch Avenue, Bloodfield, Iowa 52537

MIDWEST LAND GROUP IS HONORED TO PRESENT

SOUTH WYACONDA RIVER COMBINATION FARM

Midwest Land Group is proud to present this exceptional 328 +/- acre combination farm in Davis County, Iowa. Combining approximately 208 FSA-certified tillable acres with 1.25 miles of South Wyaconda River frontage, mature hardwood timber, stocked fishing ponds, exceptional wildlife habitat, and extensive hunting improvements, this property offers a rare balance of income production, outdoor recreation, and long-term investment potential. Farms capable of delivering this level of diversity rarely become available in southern Iowa.

Approximately 208 FSA-certified tillable acres carry an average CSR2 of 53.8 and have benefited from substantial owner investment, including extensive pattern tile installation and broad-based terraces on portions of the farm. The result is a productive farming operation with an excellent yield history while also providing abundant food sources that enhance the property's exceptional wildlife habitat. The tillable acreage is currently open, giving the next owner the flexibility to farm the ground or capitalize on strong local rental demand. A qualified local operator has expressed interest in leasing the tillable acreage for $250 per acre, providing immediate income potential while preserving complete flexibility for future ownership.

Stretching approximately 1.25 miles, the South Wyaconda River winds through the property, creating an exceptional wildlife corridor that has long been recognized for holding and traveling mature whitetails. Mature hardwood timber, secluded draws, creek bottoms, and diverse topography combine to create outstanding bedding cover, natural pinch points, and predictable travel routes that mature whitetails utilize throughout the season. Extensive deer trails throughout the property are a testament to the quality of the habitat, while the surrounding neighborhood's relatively light hunting pressure allows bucks the opportunity to reach maturity. The topography naturally separates bedding, feeding, and travel areas, creating a property that is both beautiful and exceptionally huntable.

Years of trail-camera data have documented an impressive age structure, with numerous mature bucks photographed across multiple seasons. The combination of outstanding habitat, productive tillable acreage, dependable water sources, and carefully managed hunting pressure has helped create a property capable of consistently producing mature whitetails year after year. Recent trail camera photos confirm that several impressive bucks are actively utilizing the property, reinforcing its long-standing reputation for producing and holding mature whitetails.

The recreational opportunities extend well beyond hunting. Two ponds, each approximately 15 feet deep, are stocked with largemouth bass, crappie, and bluegill, providing outstanding fishing for family and friends. Established clover food plots, numerous fruit trees, and additional opportunities for future food plots complement the row crop acreage to create exceptional

year-round food sources for wildlife. From fishing and camping to hiking, wildlife watching, and hunting, this property offers endless opportunities to enjoy the outdoors.

The current owner has invested significantly in developing this property, and those improvements will benefit the next owner for years to come. The property is being offered with eight Redneck blinds mounted on 10-foot tower platforms, several 21-foot Lock-On ladder stands, and one feeder. Clean, strategic access allows hunters to quietly enter and exit stand locations with minimal disturbance to bedding areas, making the property highly effective to hunt throughout the season.

Properties of this scale and diversity seldom become available. Productive tillable acres, exceptional wildlife habitat, stocked fishing ponds, extensive hunting improvements, and 1.25 miles of South Wyaconda River frontage combine to create a property equally suited as an investment, a family retreat, or a farm to be enjoyed for generations. Whether your goals include farming, hunting trophy whitetails, fishing with family, or simply owning an exceptional piece of southern Iowa, this property offers an opportunity that is truly difficult to duplicate. Reach out to Land Agent Kyle Steinfeldt at (641) 485-7909 for more information or to schedule your showing.

PROPERTY FEATURES

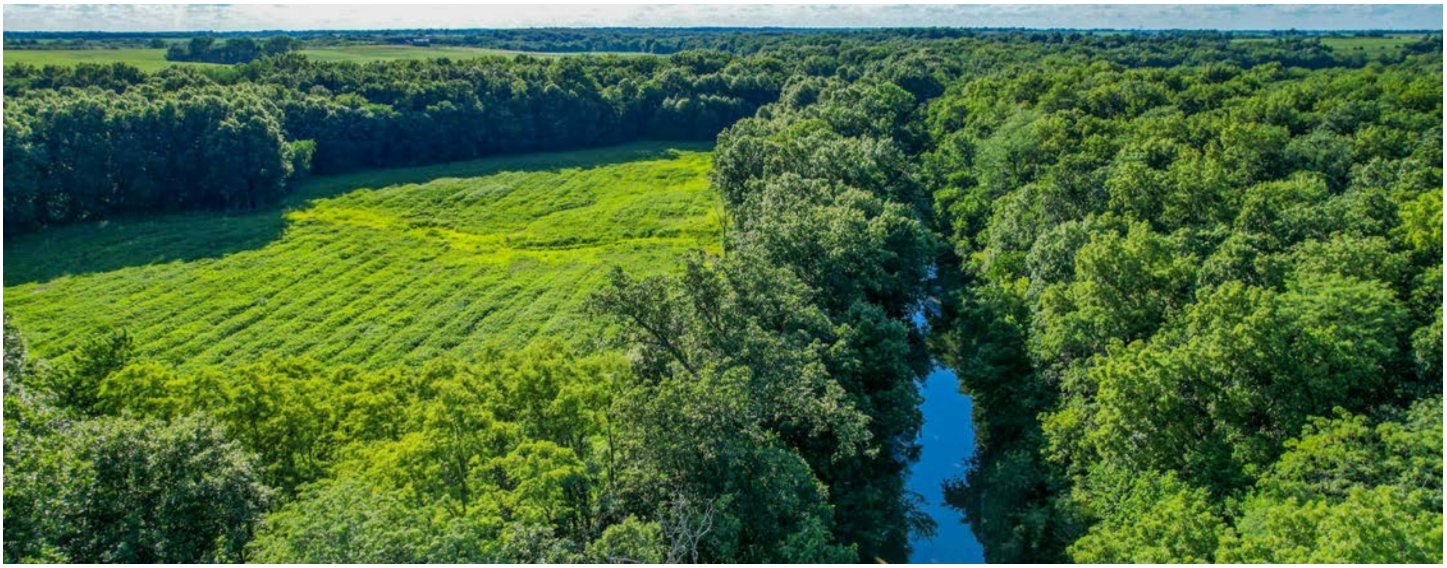
PRICE: **$3,068,000** | COUNTY: **DAVIS** | STATE: **IOWA** | ACRES: **328**

- Approximately 208 FSA-certified tillable acres
- 53.8 average CSR2
- Extensive pattern tile installation
- Broad-based terraces on portions of the farm
- Excellent crop production history
- Tillable acreage currently open for the next owner
- Qualified local operator interested in leasing the tillable acreage for $250 per acre
- Approximately 1.25 miles of South Wyaconda River frontage
- Diverse mix of productive farmland, mature hardwood timber, and rolling topography
- Extensive deer trail system
- Documented history of mature whitetails with an impressive age structure
- Recent trail camera history of multiple mature bucks
- Established clover food plots with additional food plot opportunities
- Numerous fruit trees planted throughout the property
- Two ponds approximately 15 feet deep
- Ponds stocked with largemouth bass, crappie, and bluegill
- Clean hunting access for quiet entry and exit
- Excellent whitetail and turkey hunting
- Eight Redneck blinds on 10-foot tower platforms included
- Several 21-foot Lock-On ladder stands included
- One feeder included
- Low hunting pressure in the surrounding neighborhood
- Opportunity to purchase the property as a whole or in separate tracts
- Shown by appointment only

TILLABLE ACRES

Approximately 208 FSA-certified tillable acres carry an average CSR2 of 53.8 and have benefited from substantial owner investment, including extensive pattern tile installation and broad-based terraces on portions of the farm.

SOUTH WYACONDA RIVER FRONTAGE



STOCKED PONDS

EXCELLENT HUNTING - BLINDS INCLUDED

Years of trail-camera data have documented an impressive age structure, with numerous mature bucks photographed across multiple seasons. The property is being offered with eight Redneck blinds mounted on 10-foot tower platforms, several 21-foot Lock-On ladder stands, and one feeder.

AERIAL MAP

Boundary Center: 40° 39' 57.88, -92° 22' 11.97

0ft 815ft 1630ft

28-68N-13W
Davis County
Iowa

N W E S

Maps Provided By:
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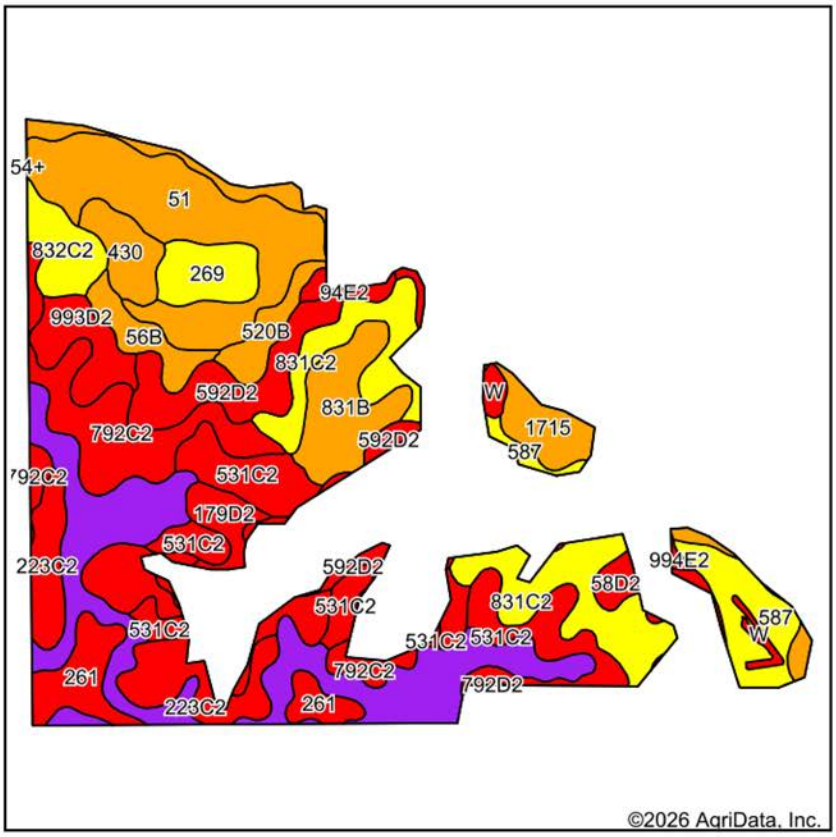
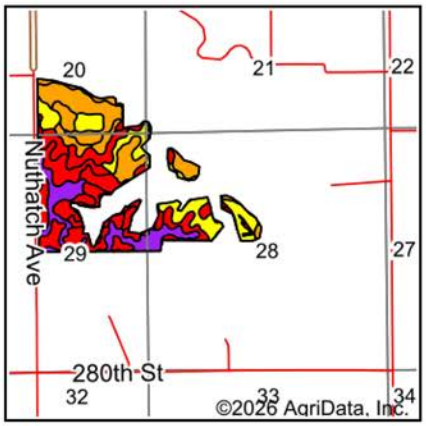
8/6/2026

SOILS MAP





State: **Iowa**
County: **Davis**
Location: **28-68N-13W**
Township: **Grove**
Acres: **208.16**
Date: **8/6/2026**

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Soils data provided by USDA and NRCS.

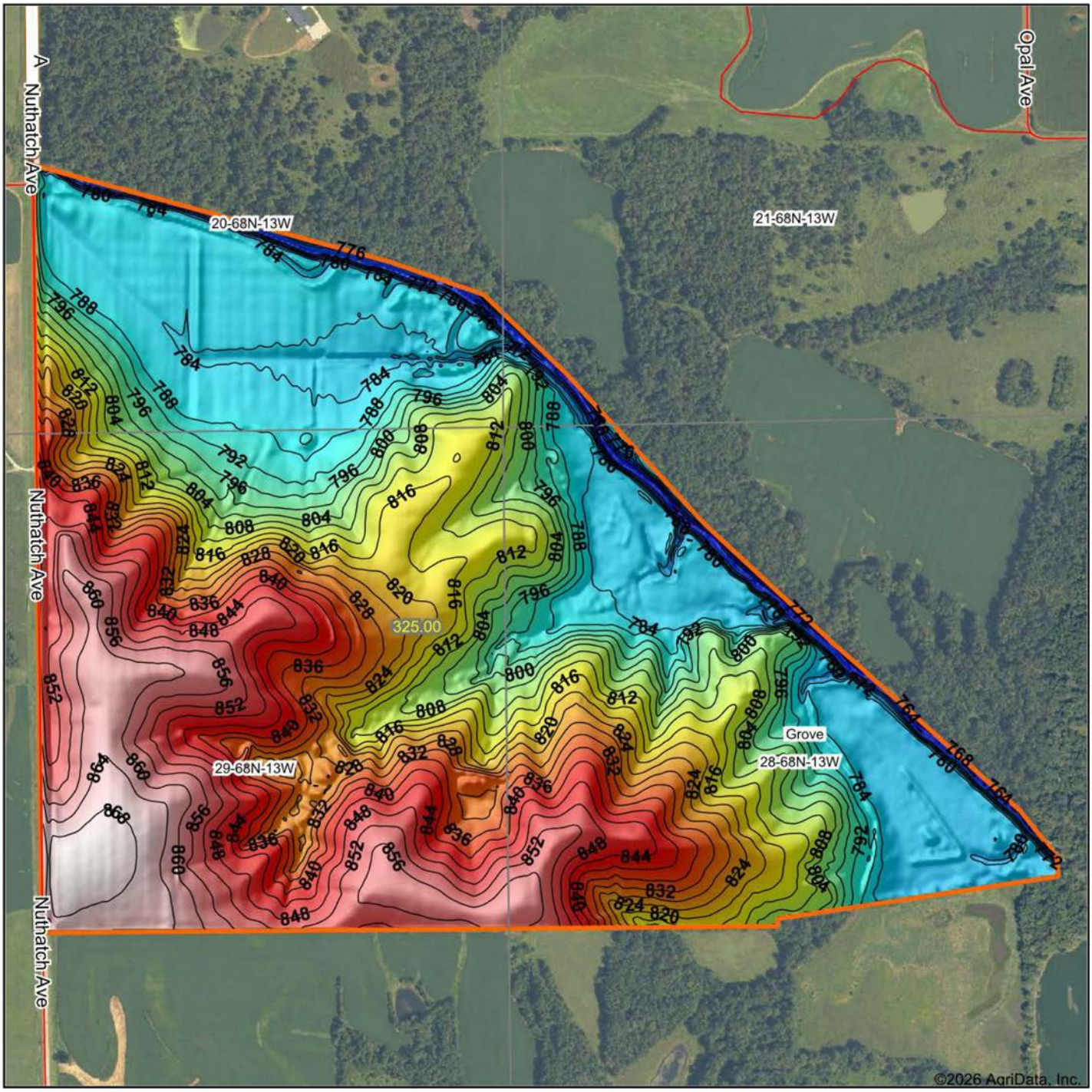
Area Symbol: IA051, Soil Area Version: 32

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	29.47	14.0%		IIIe	80.0	23.2	55	54	69	64	66
51	Vesser silt loam, 0 to 2 percent slopes, occasionally flooded	23.31	11.2%		IIw	198.4	57.5	75	71	94	75	94
831C2	Pershing silty clay loam, terrace, 5 to 9 percent slopes, moderately eroded	19.05	9.2%		IIIe	80.0	23.2	64	40	69	69	57
531C2	Kniffin silty clay loam, 5 to 9 percent slopes, moderately eroded	18.15	8.7%		IIIe	80.0	23.2	48	31	62	56	60
792C2	Armstrong loam, 5 to 9 percent slopes, moderately eroded	16.73	8.0%		IIIe	123.2	35.7	31	27	65	65	47
223C2	Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded	15.56	7.5%		IVw	126.4	36.7	45	22	60	60	46
592D2	Mystic silt loam, 9 to 14 percent slopes, moderately eroded	12.07	5.8%		IVe	88.0	25.5	10	5	68	68	49
831B	Pershing silt loam, terrace, 2 to 5 percent slopes	9.28	4.5%		IIIe	80.0	23.2	71	65	73	73	66
1715	Nodaway-Lawson-Ackmore silt loams, 0 to 2 percent slopes	9.10	4.4%		IIIw	203.2	58.9	78	80	87	85	83

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
587	Chequest silty clay loam, 0 to 2 percent slopes, occasionally flooded	8.17	3.9%		IIw	164.8	47.8	62	65	78	78	71
261	Appanoose silt loam, 0 to 2 percent slopes	7.78	3.7%		IIIw	177.6	51.5	41	54	74	74	64
993D2	Gara-Armstrong loams, 9 to 14 percent slopes, moderately eroded	5.78	2.8%		IVe	123.2	35.7	35	20	66	66	48
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	5.66	2.7%		IVe	163.2	47.3	44	43	73	72	53
269	Humeston silt loam, 0 to 2 percent slopes, occasionally flooded	5.32	2.6%		IIIw	80.0	23.2	70	58	90	90	80
832C2	Weller silty clay loam, terrace, 5 to 9 percent slopes, moderately eroded	5.05	2.4%		IVe	80.0	23.2	61	30	84	84	69
430	Ackmore silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	4.53	2.2%		IIw	203.2	58.9	77	83	91	91	82
56B	Cantril loam, 2 to 5 percent slopes	4.07	2.0%		IIe	209.6	60.8	79	67	86	86	76
520B	Coppock silt loam, 2 to 5 percent slopes, rarely flooded	3.49	1.7%		IIw	198.4	57.5	80	60	90	90	89
58D2	Douds loam, heavy loess, 9 to 14 percent slopes, moderately eroded	2.20	1.1%		IVe	145.6	42.2	44	28	81	81	63
W	Water	1.78	0.9%			0.0	0.0	0	0			
94E2	Caleb-Mystic complex, 14 to 18 percent slopes, moderately eroded	1.31	0.6%		VIe	99.2	28.8	23	5	68	68	49
994E2	Douds-Galland loams, 14 to 18 percent slopes, moderately eroded	0.30	0.1%		VIe	88.0	25.5	22	5	64	64	45
				Weighted Average	***-**	**123.8**	**35.9**	**53.8**	**45.4**	***n 73.3**	***n 69.8**	***n 64.4**

**IA has updated the CSR values for each county to CSR2.
*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.
*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method
*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

HILLSHADE MAP



Low Elevation High

Source: USGS 3 meter dem
Interval(ft): 4
Min: 758.0
Max: 870.9
Range: 112.9
Average: 815.1
Standard Deviation: 28.51 ft

0ft 818ft 1637ft

8/6/2026

28-68N-13W
Davis County
Iowa

Boundary Center: 40° 39' 57.88, -92° 22' 11.97

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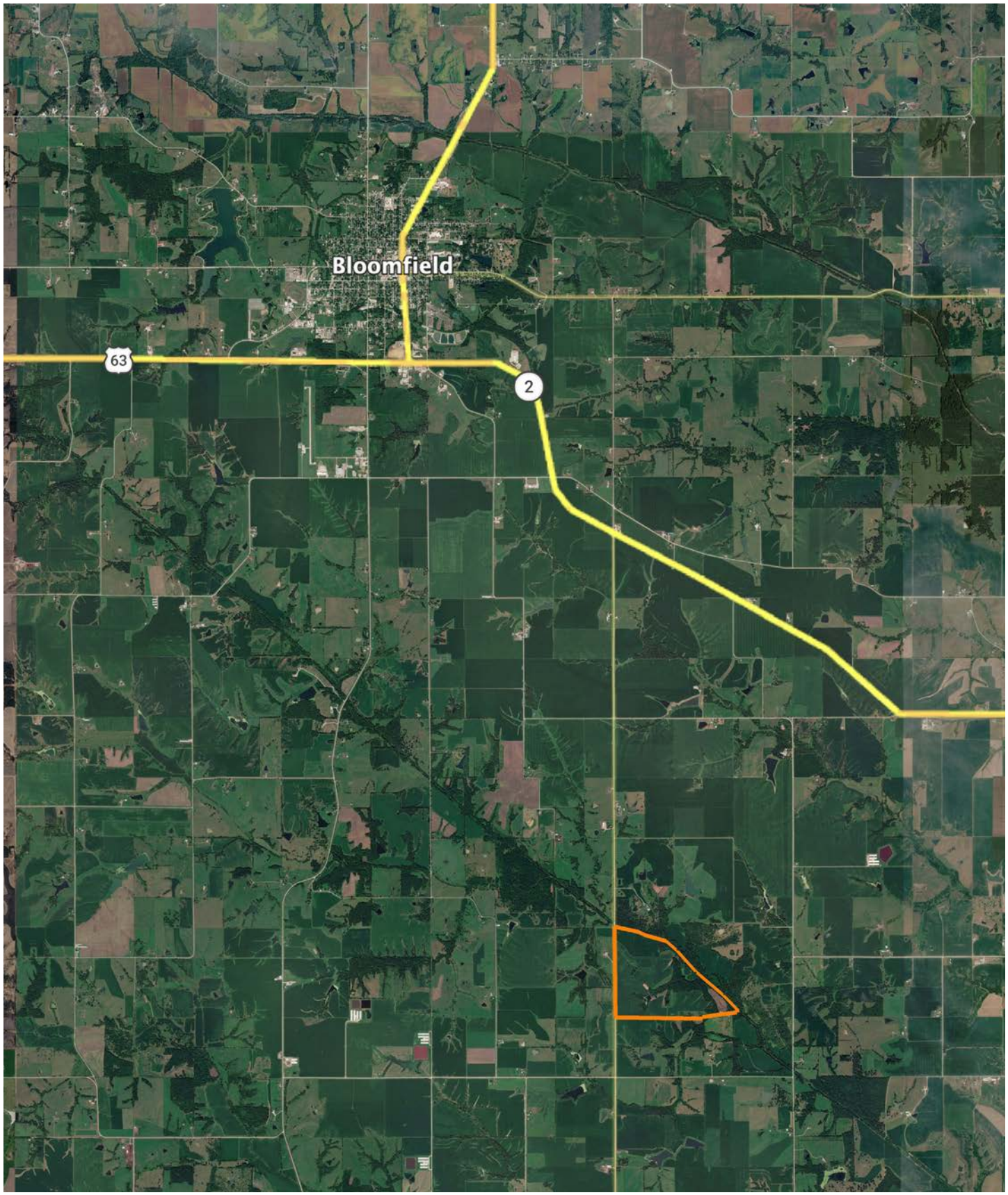
OVERVIEW MAP



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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