

MIDWEST LAND GROUP PRESENTS

17 ACRES IN

DECATUR COUNTY IOWA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HISTORIC HOME ON 17 ACRES WITH HORSE & CATTLE FACILITIES

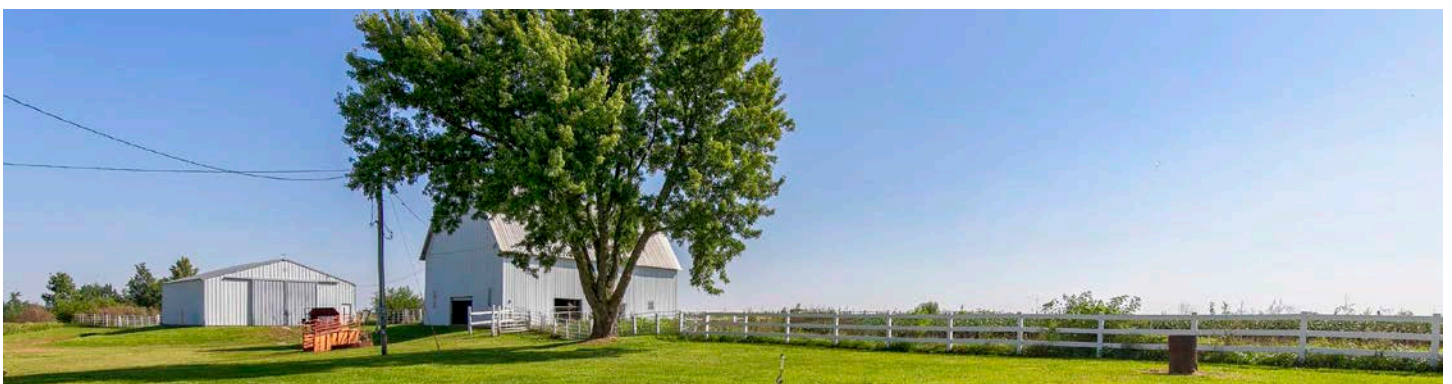
Build your legacy on this 17.4-acre property in Decatur County, Iowa, featuring a turn-of-the-century home, extensive outbuildings, established pastures, and newly upgraded livestock infrastructure. Whether you're looking for a horse property, cattle operation, hobby farm, or rural homestead, this property offers a unique combination of character, acreage, and functional improvements.

The 2-story home offers approximately 2,040 square feet of living space with 5 bedrooms, including one small unfinished bedroom, and 1.5 bathrooms. High ceilings and generously sized bedrooms create a spacious feel, while the original wood trim and built-ins add the timeless character and craftsmanship that's difficult to find in modern homes. Newer vinyl 2-pane tip-in windows are installed throughout the home.

Recent improvements include a new engineered septic system installed in Summer 2023 and new attic insulation installed in 2023. The sale also includes the electric stove, dishwasher, washing machine, and dryer. Farm equipment is not included. This property is well-suited for livestock and equine use, with extensive fencing, multiple pastures, livestock lots, and several outbuildings.

Improvements include 42' x 54' x 13' Morton building, 40' x 60' cattle barn with hay loft, 23' x 48' calving shed, 2-stall detached garage, 2-stall detached garage, four approximately 3.5-acre pastures, One approximately 1-acre pasture, Four steel-fenced lots around the barns, Cattle load-out for convenient shipping and receiving, The livestock infrastructure was significantly upgraded in Summer 2023 with brand-new 5-foot high-tensile perimeter, alley, and cross fencing, along with new steel gates. The four larger pastures connect to a 16-foot alley along the south end, providing convenient access back to the barn lots. Five new Miraco 3100 automatic waterers with electric heaters were also installed in Summer 2023. Each waterer includes an AC outlet and an additional water spigot inside the insulated waterer.

The property is conveniently located just south of the Grand River exit (J-20) off I-35, providing quick and easy access to Interstate 35. With a character-filled home, established livestock infrastructure, multiple outbuildings, and convenient interstate access, this property offers a rare opportunity to establish a rural homestead or continue an existing livestock operation. Call the listing agent for more information or to schedule a tour. Must be pre-approved.



PROPERTY FEATURES

COUNTY: **DECATUR** | STATE: **IOWA** | ACRES: **17**

- 17.4 +/- acres in Decatur Co., Iowa
- 17000 195th Ave. Leon, IA 50144
- Parcel numbers: 0603400007, 0603400009, 0610200005
- 45 miles south of West Des Moines School District: Central Decatur
- Net yearly taxes: \$1,514
- Water: rural (Southern Iowa Rural Water Association)
- 1,926 two-story, 5 bedrooms & 1.5 bathrooms 2,040 sq. ft. unfinished basement
- Central heat: propane (tank rented from MFA - Humeston, IA)
- Central air conditioning: none
- Water heater: electric
- Roof: asphalt
- Exterior: aluminum
- Foundation: cement block
- 15 acres with CSR2 59.2
- Additional information: property is being sold as-is



17.4 +/- ACRES IN DECATUR CO., IOWA



1,926 TWO-STORY, 5 BEDROOMS & 1.5 BATHROOMS



SEVERAL OUTBUILDINGS



15 ACRES WITH CSR2 59.2



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 40° 47' 51.25, -93° 49' 50.59

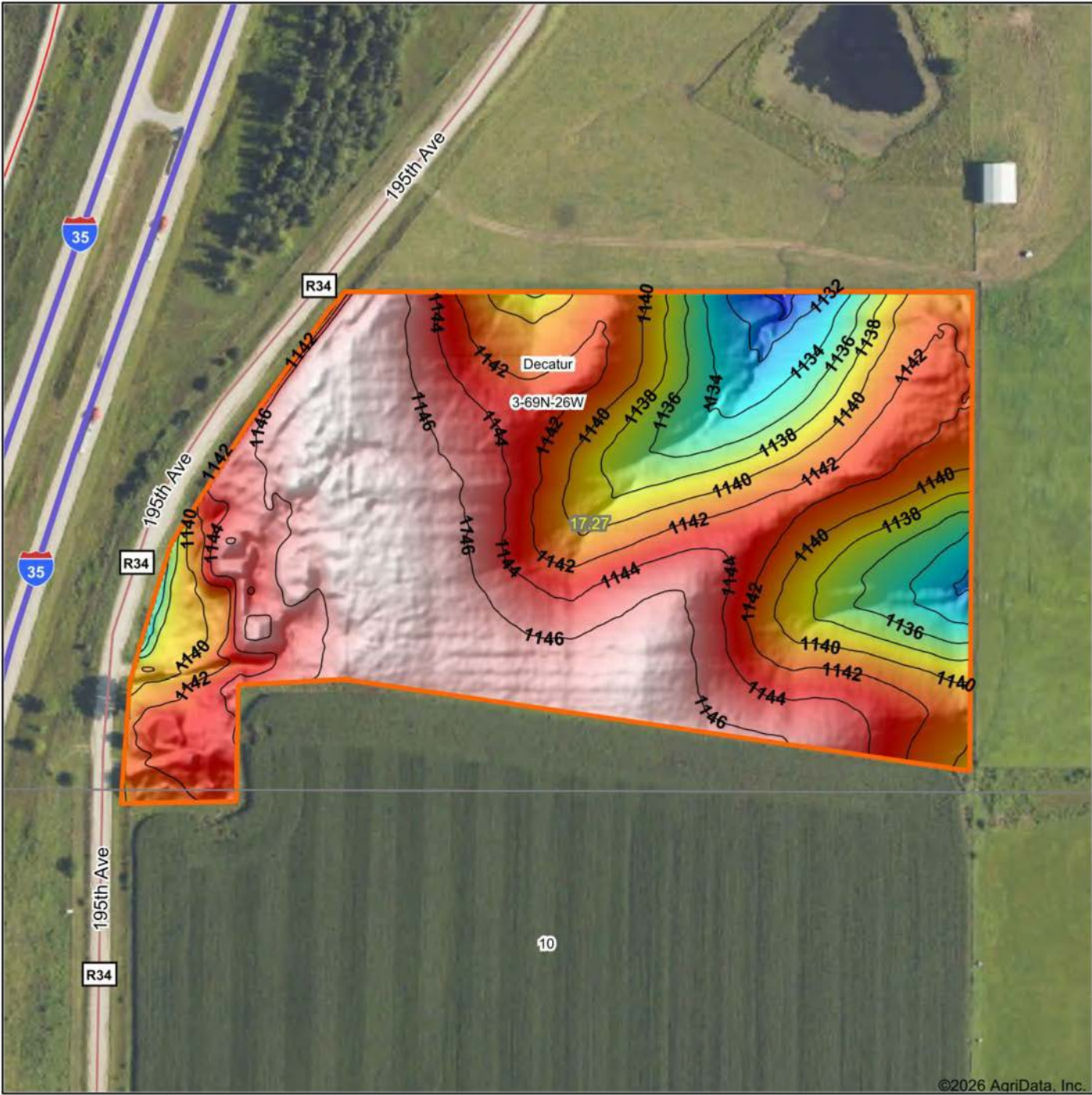
3-69N-26W
Decatur County
Iowa

0ft 270ft 541ft



8/19/2026

HILLSHADE MAP



Low Elevation High



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 2
Min: 1,128.9
Max: 1,147.9
Range: 19.0
Average: 1,142.3
Standard Deviation: 4.1 ft

0ft 233ft 467ft

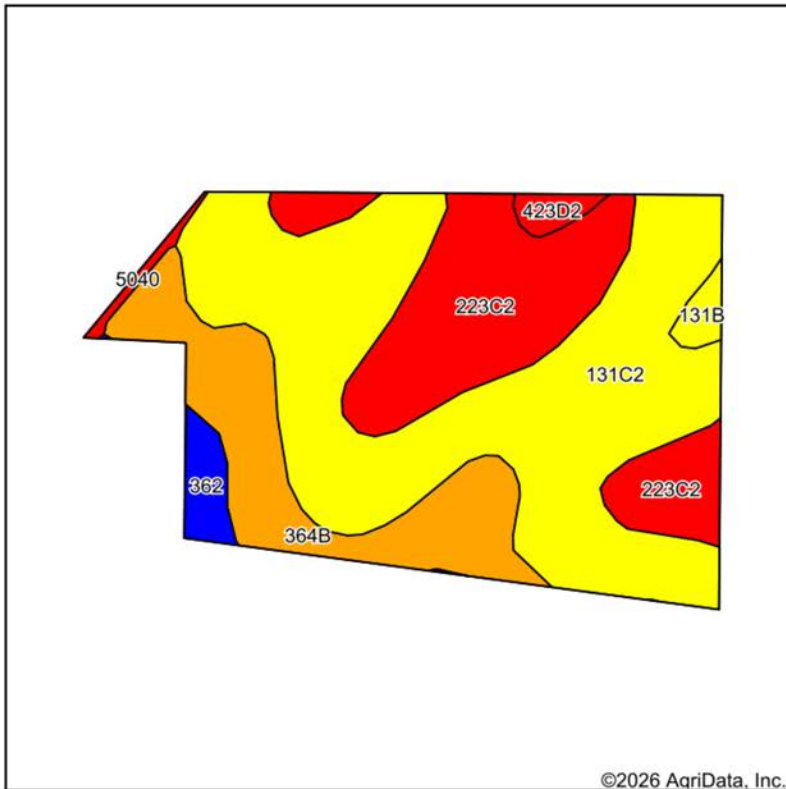


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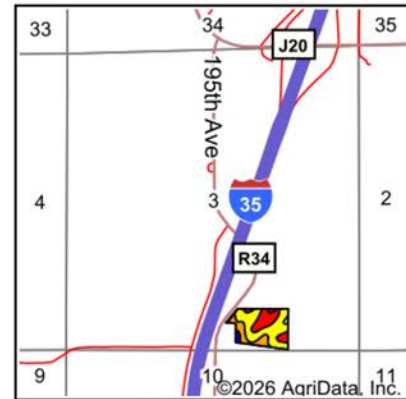
3-69N-26W
Decatur County
Iowa

Boundary Center: 40° 47' 51.25, -93° 49' 50.59

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Decatur**
 Location: **3-69N-26W**
 Township: **Decatur**
 Acres: **15.09**
 Date: **8/19/2026**



Maps Provided By:



Area Symbol: IA053, Soil Area Version: 31

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
131C2	Pershing silty clay loam, 5 to 9 percent slopes, moderately eroded	7.92	52.4%		IIIe	80.0	23.2	62	45	68	68	56
223C2	Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded	3.66	24.3%		IVw	126.4	36.7	45	22	60	60	46
364B	Grundy silty clay loam, 2 to 5 percent slopes	2.64	17.5%		Ile	80.0	23.2	72	75	79	79	68
362	Haig silty clay loam, 0 to 2 percent slopes	0.38	2.5%		IIw	80.0	23.2	83	70	73	73	63
131B	Pershing silt loam, 2 to 5 percent slopes	0.19	1.3%		IIIe	80.0	23.2	70	67	74	74	59
423D2	Bucknell clay loam, 9 to 14 percent slopes, moderately eroded	0.19	1.3%		IVe	97.6	28.3	8	13	60	57	44
5040	Orthents, loamy	0.11	0.7%			88.0	25.5	5	5			
Weighted Average					*-	91.5	26.6	59.2	44.9	*n 67.6	*n 67.6	*n 55.3

**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.

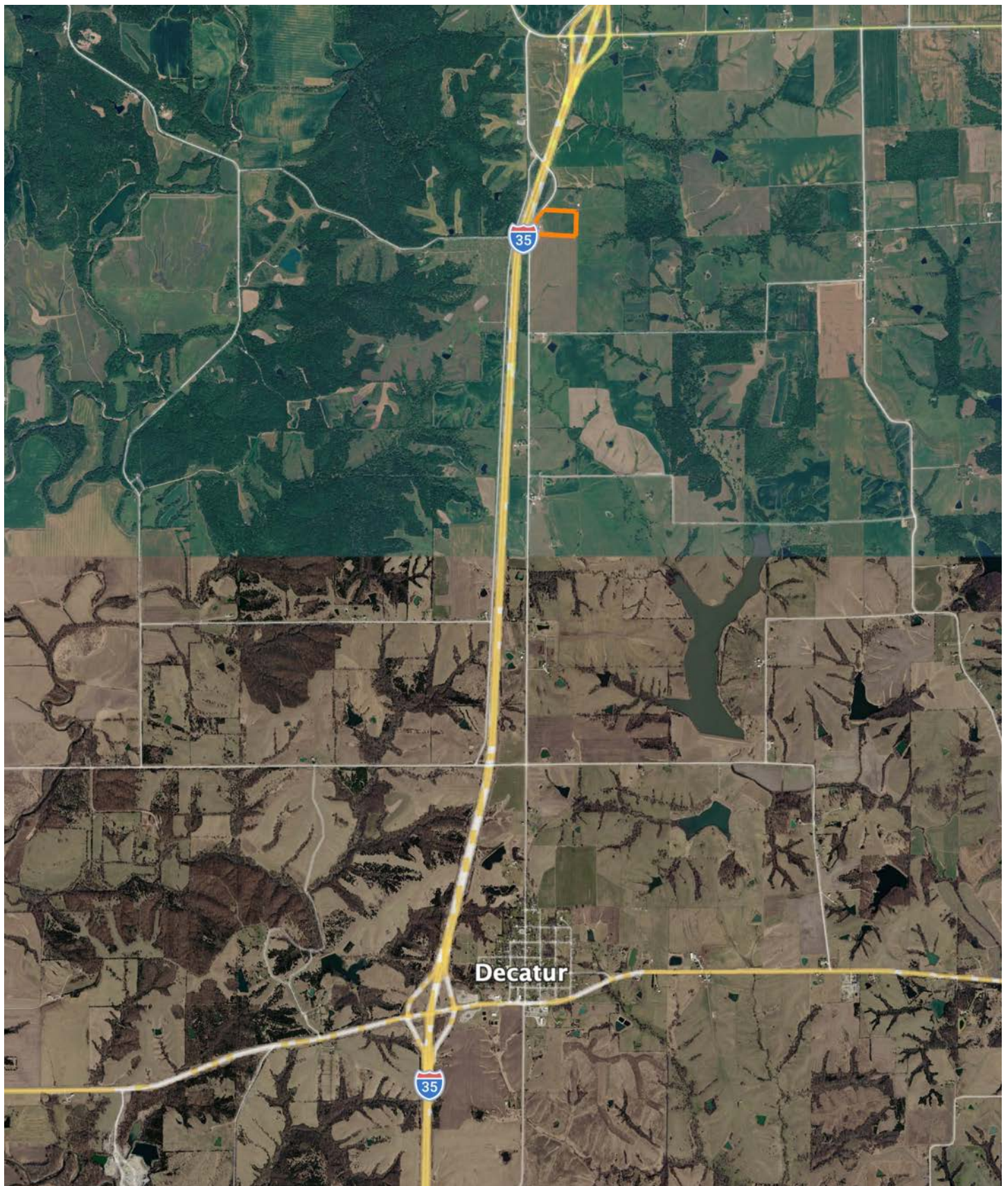
*n: The aggregation method is "Weighted Average using all components"

*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.

Soils data provided by USDA and NRCS.

OVERVIEW MAP



AGENT CONTACT

Dennis Williams has the determination and grit it takes to get the job done, which was instilled in him at a young age and evidenced through his 31 year career in logistics. Dennis grew up in Rochester, MN, where he graduated from Mayo High School and Rochester Community College. After buying and selling several of his own rec farms, Dennis and his family moved from Minnesota to pursue his dream of selling land in Iowa.

At Midwest Land Group, buyers and sellers alike know they can count on Dennis to get the job done and do it right. This agent prides himself on being a good listener who works with the utmost honesty and integrity. He relishes in the fact that many lifelong friendships are made through real estate transactions and looks forward to creating lasting memories with each client.

Dennis is passionate about pursuing whitetails, having even owned his own whitetail consulting business. He had his hunts filmed and shared on Hunter's Specialties Primetime videos, and afterward was hired as a pro staff member on the TV show Driven with Pat and Nicole. When he's not helping clients achieve their land real estate needs, Dennis enjoys hunting and fishing, and spending time with his family, including wife, Janet, son Daniel, and daughter Brooklyn.



DENNIS WILLIAMS,

LAND AGENT

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