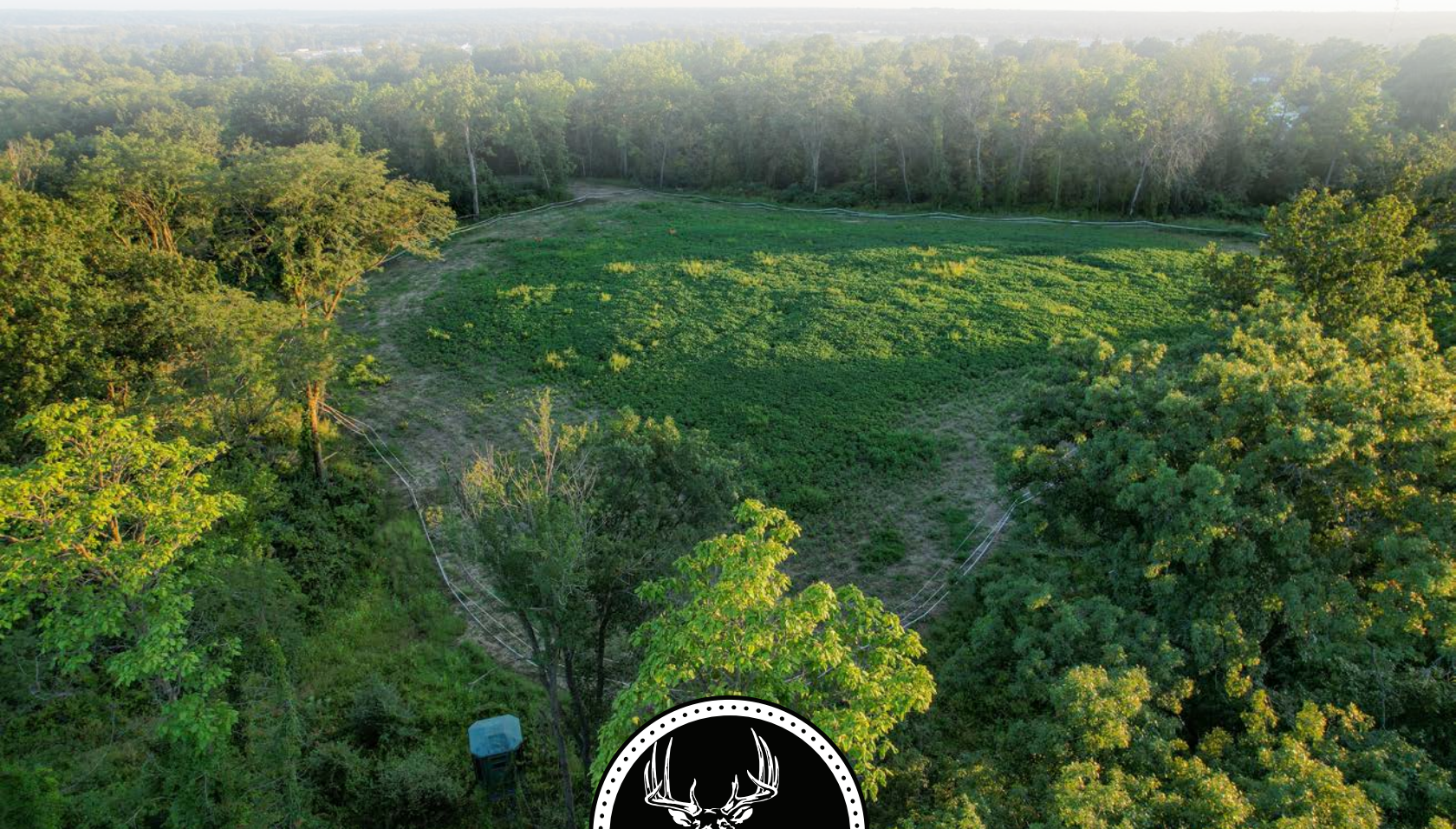


MIDWEST LAND GROUP PRESENTS

17.09 ACRES IN

WAPELLO COUNTY IOWA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

URBAN WHITETAIL OPPORTUNITY

What if you could leave work, drive just a few minutes, and be sitting in a Redneck blind overlooking a food plot with a legitimate chance at a mature Iowa whitetail?

Located within the Ottumwa city limits, this unique 17.09 +/- acre property offers something rarely found in today's market, a carefully managed urban hunting property with documented mature buck activity, established habitat improvements, and future investment potential.

Hidden within a large block of timber and surrounded by the conveniences of town, the property has been developed specifically with whitetail hunting in mind. A large 3 +/- acre destination food plot serves as the centerpiece of the farm, drawing deer from the surrounding cover and creating exceptional hunting opportunities. Multiple mature bucks have been captured on trail camera throughout the years, showcasing the property's ability to attract and hold quality deer.

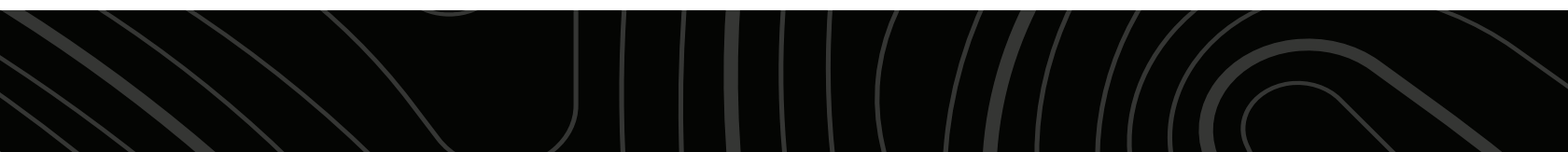
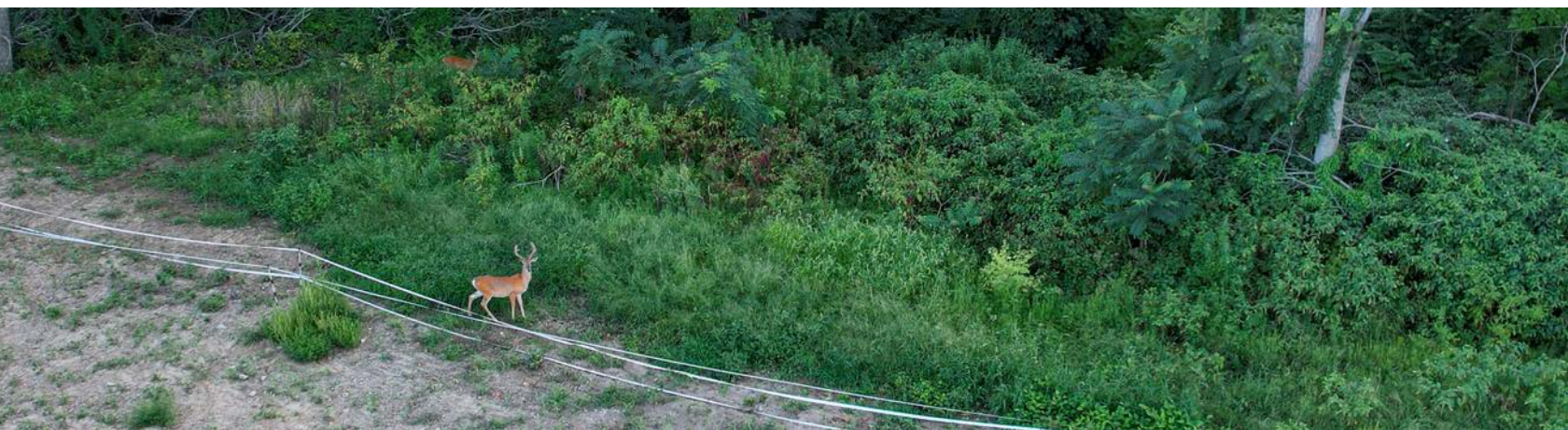
The sale includes a Redneck elevated hunting blind and multiple treestands, allowing the next owner to

immediately enjoy the property this fall. Well-established trails provide convenient access throughout the tract while minimizing disturbance to wildlife movement.

Bowhunting is permitted, making this a rare opportunity for hunters looking to maximize time afield without the long drive to a traditional hunting farm.

Beyond its recreational appeal, the property also offers potential as a future homesite or development investment. Access from Walnut Street and its location within Ottumwa provide flexibility for future ownership objectives while preserving immediate recreational value.

Whether you're searching for a close-to-home hunting retreat, a unique recreational investment, or acreage with future development possibilities, this property delivers opportunities that are exceptionally difficult to find in today's market. Call Land Agent Kyle Steinfeldt to schedule a showing and for more information!



PROPERTY FEATURES

COUNTY: **WAPELLO** | STATE: **IOWA** | ACRES: **17.09**

- 17.09 +/- deeded acres
- 19 +/- calculated acres
- Located within Ottumwa city limits
- Access from Walnut Street
- Established food plot - 3 +/- acres
- Documented mature buck activity
- Multiple trail camera-proven whitetails
- Bowhunting permitted
- Redneck hunting blind included
- Multiple treestands included
- Established trail system
- Excellent timbered wildlife habitat
- Secluded setting within city limits
- Potential building site
- Development potential
- Access from N Walnut Avenue
- Minutes from schools, shopping, and amenities



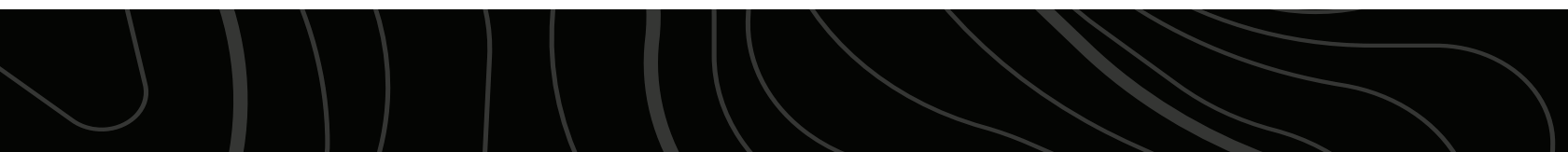
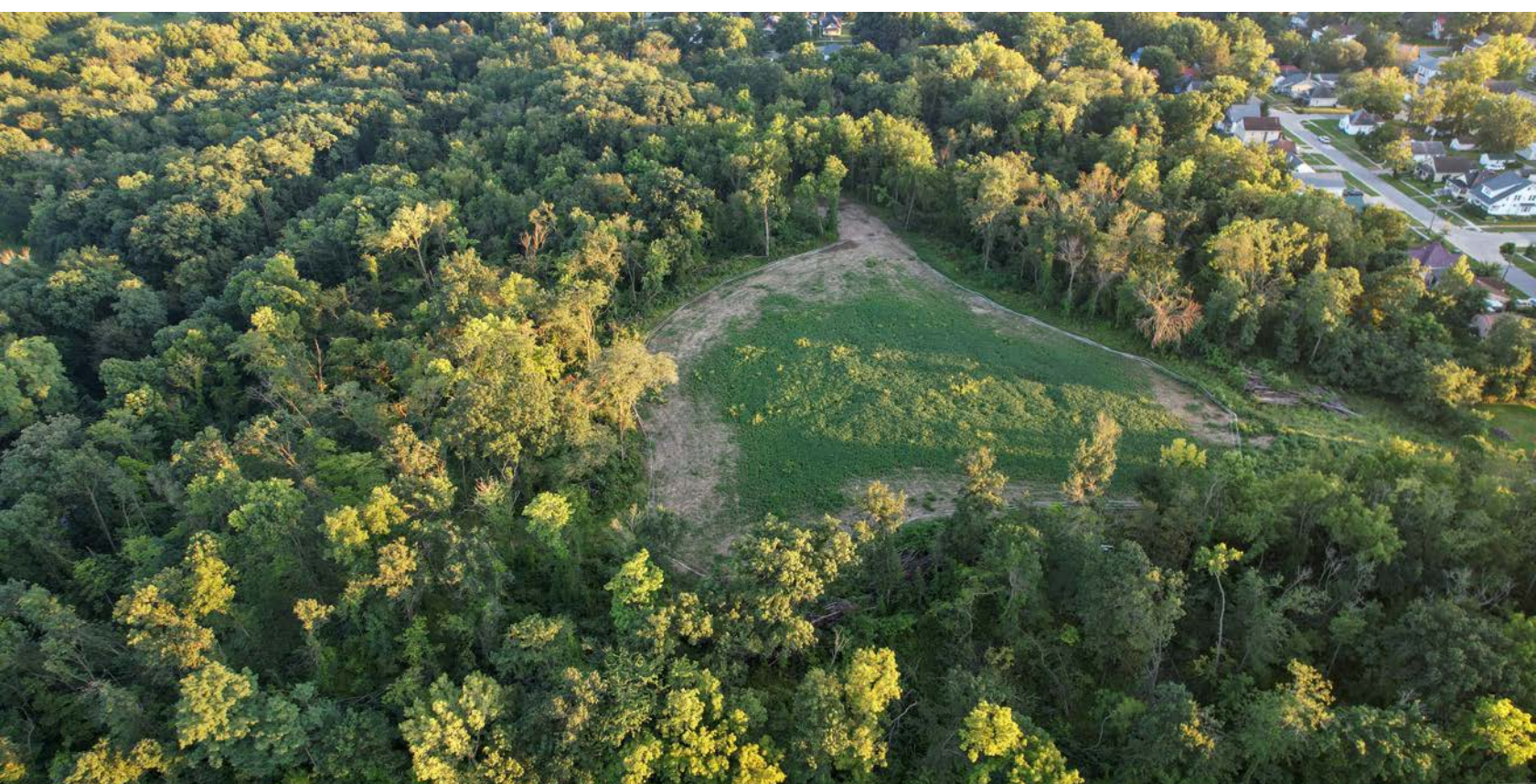
ESTABLISHED FOOD PLOT - 3 +/- ACRES



REDNECK HUNTING BLIND INCLUDED



EXCELLENT TIMBERED WILDLIFE HABITAT



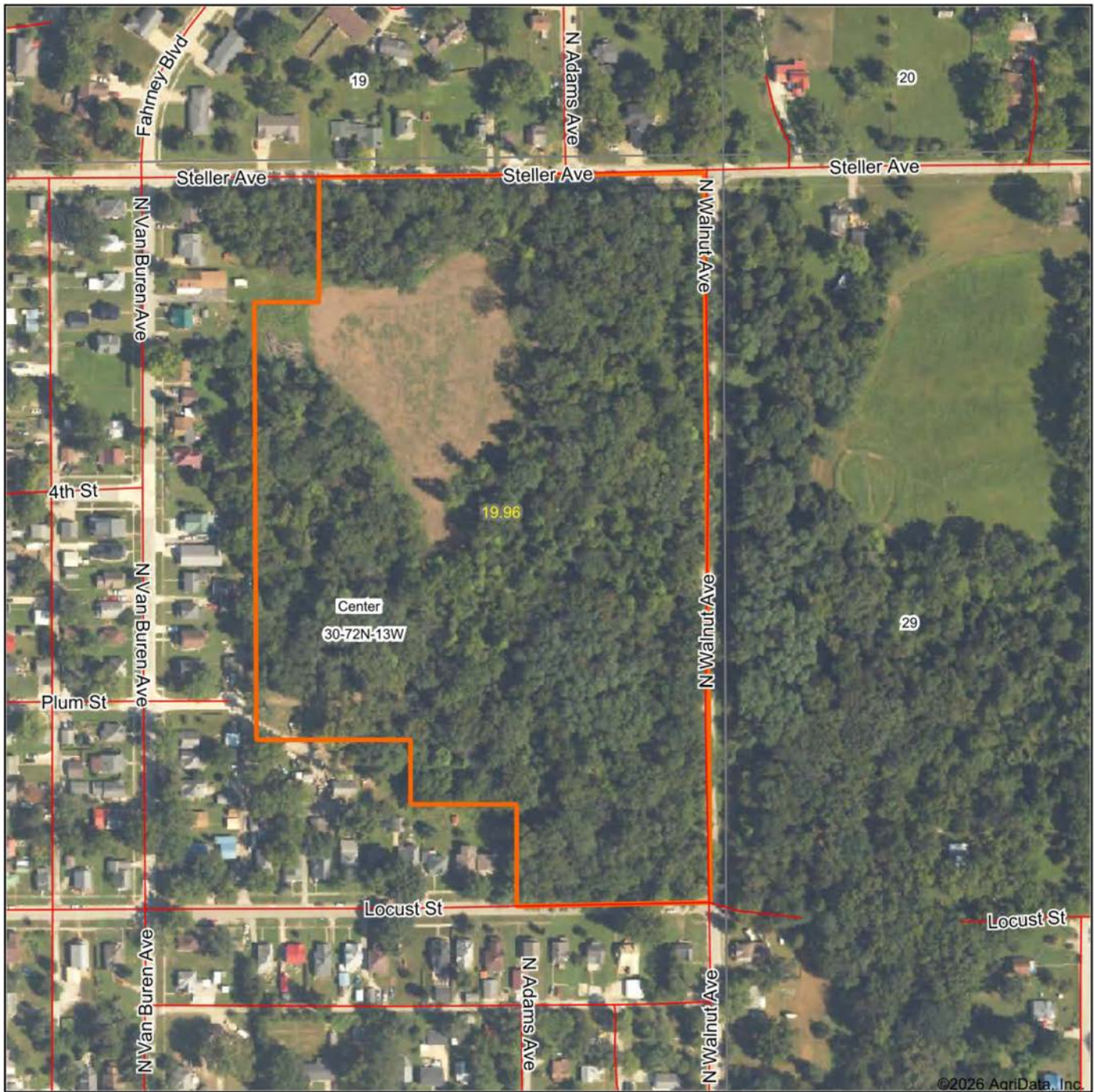
TRAIL CAM PICTURES



TRAIL CAM PICTURES



AERIAL MAP



Boundary Center: 41° 0' 53.58, -92° 23' 32.1

0ft 271ft 542ft



Maps Provided By:



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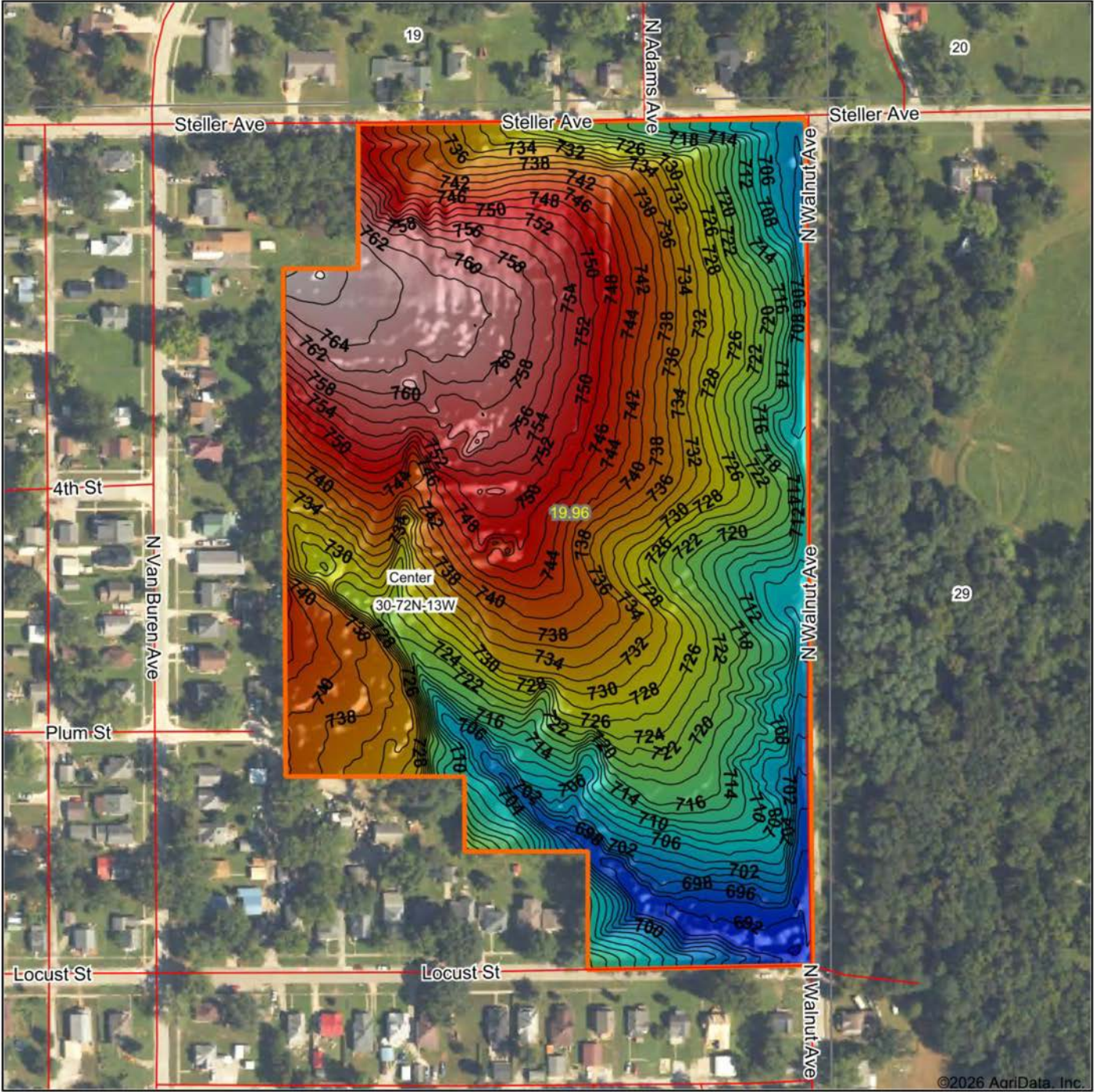
www.AgridataInc.com

30-72N-13W
Wapello County
Iowa



9/3/2026

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: 687.9
Max: 769.0
Range: 81.1
Average: 731.6
Standard Deviation: 18.96 ft

0ft 234ft 468ft

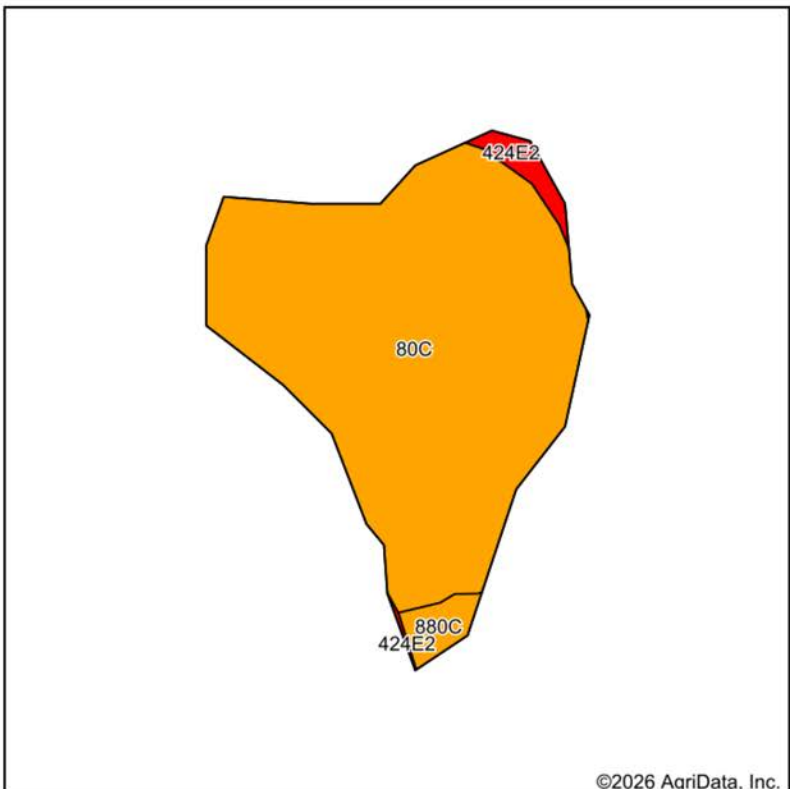


9/3/2026

30-72N-13W
Wapello County
Iowa

Boundary Center: 41° 0' 53.58, -92° 23' 32.1

SOILS MAP



State: **Iowa**
County: **Wapello**
Location: **30-72N-13W**
Township: **Center**
Acres: **2.86**
Date: **9/3/2026**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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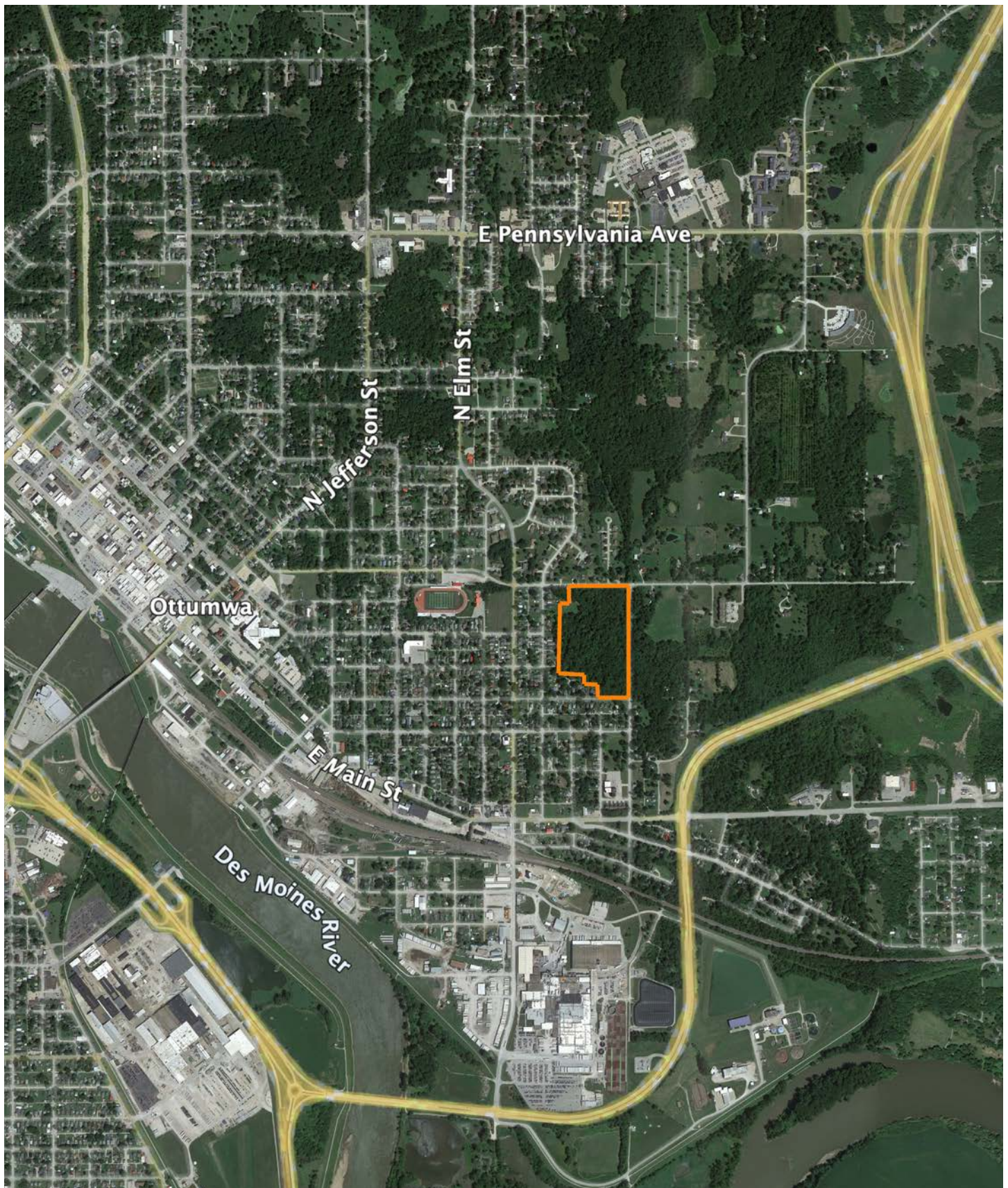


Area Symbol: IA179, Soil Area Version: 34

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
80C	Clinton silt loam, 5 to 9 percent slopes	2.69	94.1%		IIIe	192.0	55.7	72	65	79	79	70
880C	Clinton silt loam, terrace, 5 to 9 percent slopes	0.09	3.1%		IIIe	192.0	55.7	74	65	80	80	70
424E2	Lindley-Keswick loams, 14 to 18 percent slopes, moderately eroded	0.08	2.8%		VIe	108.8	31.6	24	5	59	59	46
Weighted Average					3.08	189.7	55	70.7	63.3	*n 78.5	*n 78.5	*n 69.3

**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

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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