

MIDWEST LAND GROUP PRESENTS

93 ACRES IN

DAVIS COUNTY IOWA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

93 +/- ACRES OF PREMIER SOUTHERN IOWA HUNTING & TIMBER

If you've been searching for a true Southern Iowa hunting property with the terrain, timber, access, and wildlife to make every season memorable, take a close look at this 93 +/- acre tract located approximately 10 miles north of Bloomfield in Davis County, Iowa. Situated in a phenomenal hunting neighborhood near Floris, this property offers the classic Southern Iowa combination of hardwood ridges, secluded draws, creek bottom, established trails, food plots, and outstanding wildlife habitat.

Approximately 83 acres are comprised of hardwood timber, featuring a great mix of oak and hickory throughout the property. The terrain is exactly what serious whitetail hunters look for, with high ridges, saddles, pinch points, and strategic travel corridors creating numerous opportunities to hunt different wind directions and patterns throughout the season.

A creek meanders through the property, providing a natural water source and travel corridor, while a pond tucked into the timber adds another attractive wildlife feature. Approximately 10 acres are planted with soybeans, providing an excellent agricultural food source, and a ½ acre established fall food plot with a box blind gives the next owner a ready-to-hunt setup.

The property has been thoughtfully improved for hunting, with trails cut throughout the timber, allowing excellent access to different portions of the farm while minimizing

disturbance. Multiple access points and diverse terrain make it possible to hunt a variety of wind directions and set up strategically for different conditions.

Wildlife numbers are excellent, with strong whitetail deer and turkey populations throughout the area. The property is also home to a small population of Sika deer, adding a unique and exciting element rarely found on Iowa hunting properties. Located in a region of Southern Iowa renowned for producing trophy whitetails, this property sits in an excellent neighborhood for serious deer hunters.

Beyond the hunting opportunities, this property offers beautiful potential for a future homesite or rural retreat. Rural water is already on-site, and electricity is available at the road, providing an attractive foundation for someone looking to build a home or cabin surrounded by mature timber and beautiful Southern Iowa scenery.

Access is excellent, with road frontage available from the west via Nettle Avenue as well as from the southwest off the paved Floris Highway. Whether you're looking for a proven hunting property, a private Southern Iowa getaway, a future homesite, or a combination of all three, this 93 +/- acre Davis County property deserves a close look. With outstanding timber, classic Southern Iowa terrain, water, food, established trails, multiple access points, and an exceptional hunting neighborhood, opportunities like this don't come along often.

PROPERTY FEATURES

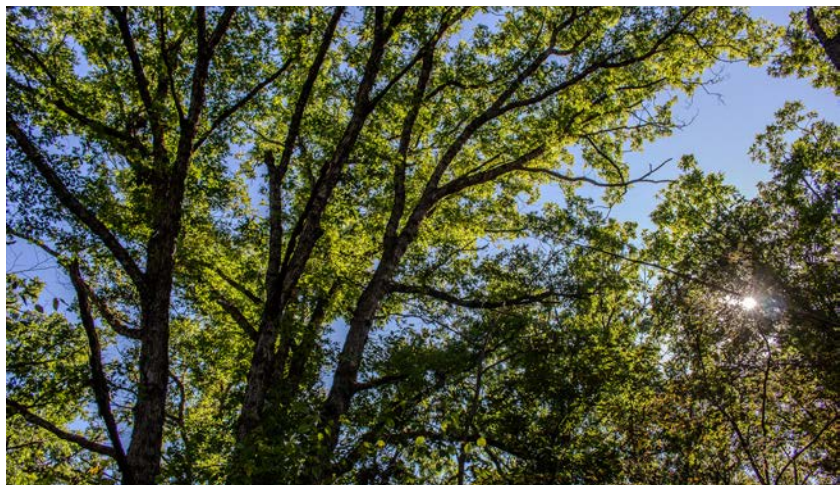
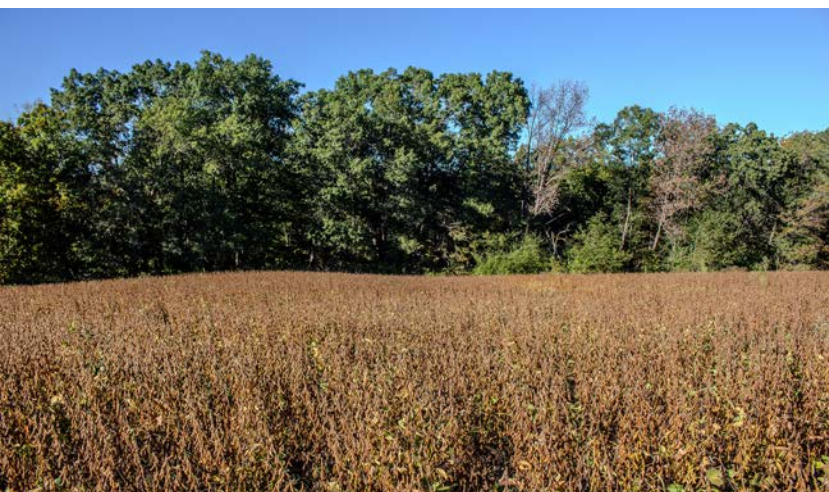
COUNTY: **DAVIS** | STATE: **IOWA** | ACRES: **93**

- 93 +/- total acres
- 83 +/- acres of hardwood timber
- Excellent mix of oak and hickory
- Approximately 10 +/- acres of soybeans
- ½ acre fall food plot with box blind
- Creek meandering through the property
- Pond located in the timber
- High ridges, saddles, pinch points, and natural travel corridors
- Extensive trail system throughout the property
- Multiple opportunities to hunt different wind directions
- Excellent whitetail deer and turkey numbers
- Sika deer population
- Located in a renowned Southern Iowa trophy whitetail neighborhood
- Access from Nettle Avenue
- Additional access from paved Floris Highway
- Rural water on site
- Electricity available at the road
- Excellent potential for a homesite, cabin, or recreational retreat
- Approximately 10 miles north of Bloomfield
- Located near Floris, Iowa, in Davis County

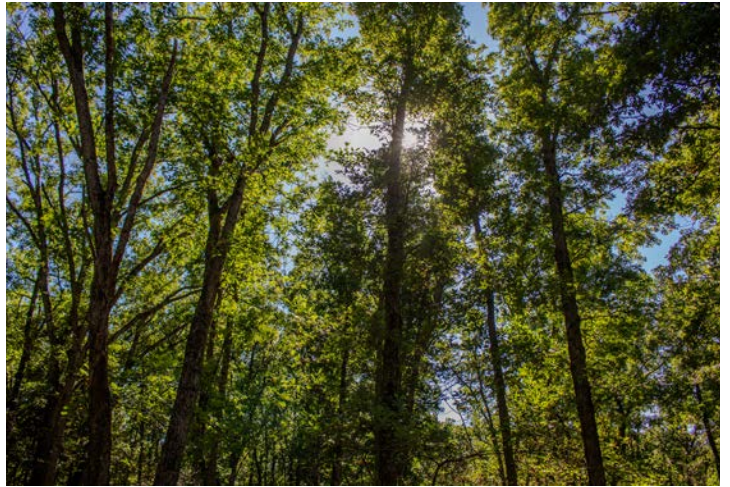


93 +/- TOTAL ACRES

If you've been searching for a true Southern Iowa hunting property with the terrain, timber, access, and wildlife to make every season memorable, take a close look at this 93 +/- acre tract located approximately 10 miles north of Bloomfield in Davis County, Iowa.



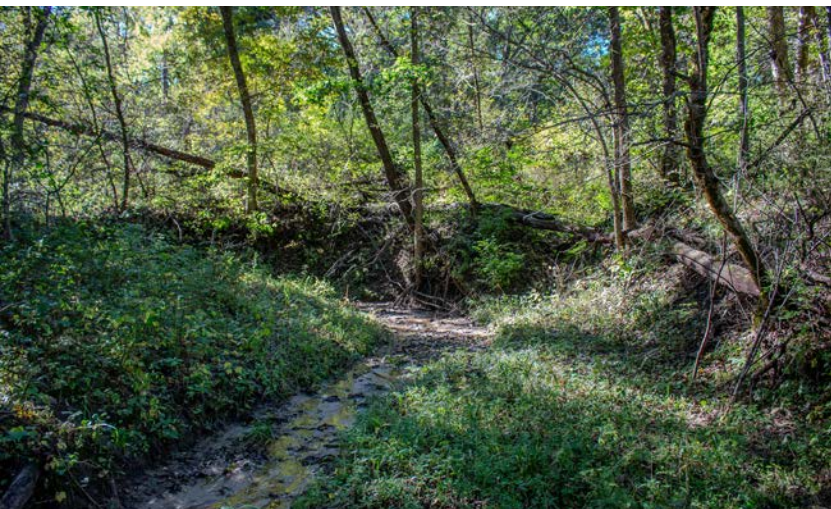
83 +/- ACRES OF HARDWOOD TIMBER



10 +/- ACRES OF SOYBEANS



CREEK AND POND



EXTENSIVE TRAIL SYSTEM



TRAIL CAM PICTURES



AERIAL MAP



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Map Center: 40° 51' 36.6, -92° 21' 59.7

0ft 470ft 939ft



Maps Provided By:



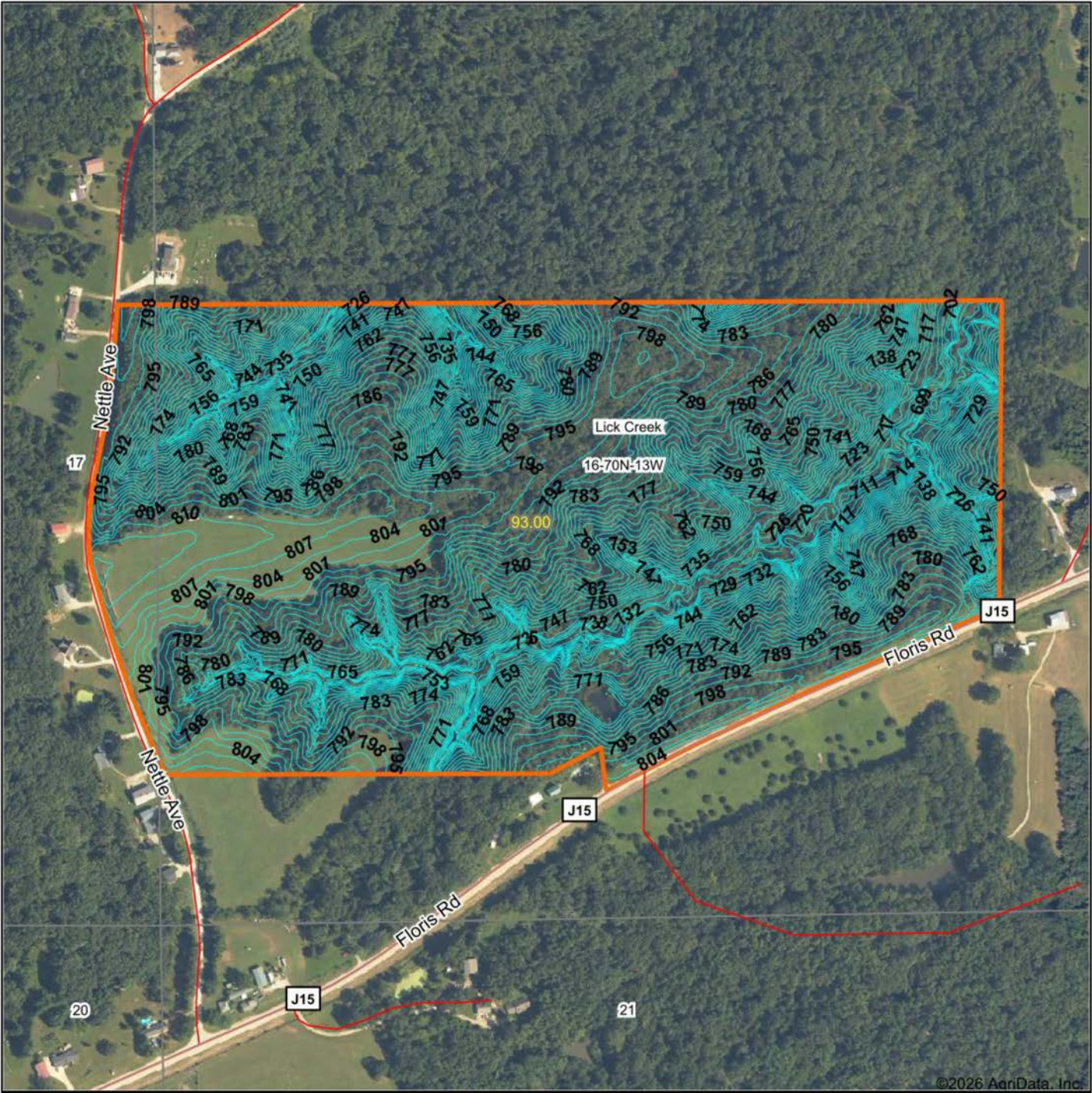
CUSTOMIZED ONLINE MAPPING
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16-70N-13W
Davis County
Iowa



9/27/2026

TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 3.0

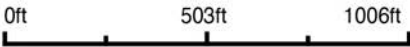
Min: 685.1

Max: 817.3

Range: 132.2

Average: 772.6

Standard Deviation: 26.54 ft

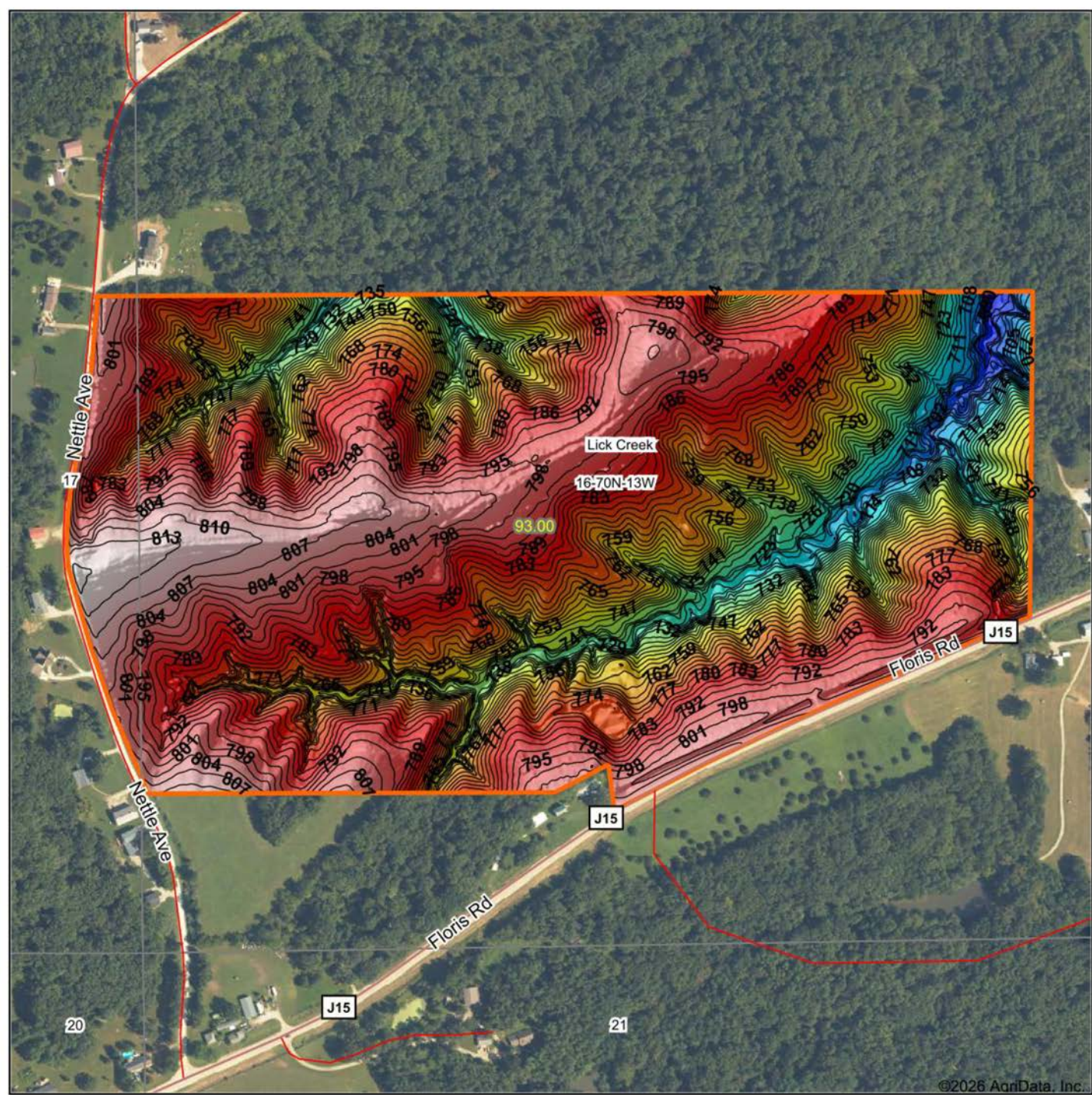


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16-70N-13W
Davis County
Iowa

Boundary Center: 40° 51' 36.6, -92° 21' 59.7

HILLSHADE MAP



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Maps Provided By:

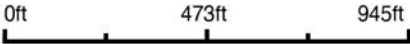


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CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem
Interval(ft): 3
Min: 685.1
Max: 817.3
Range: 132.2
Average: 772.6
Standard Deviation: 26.54 ft

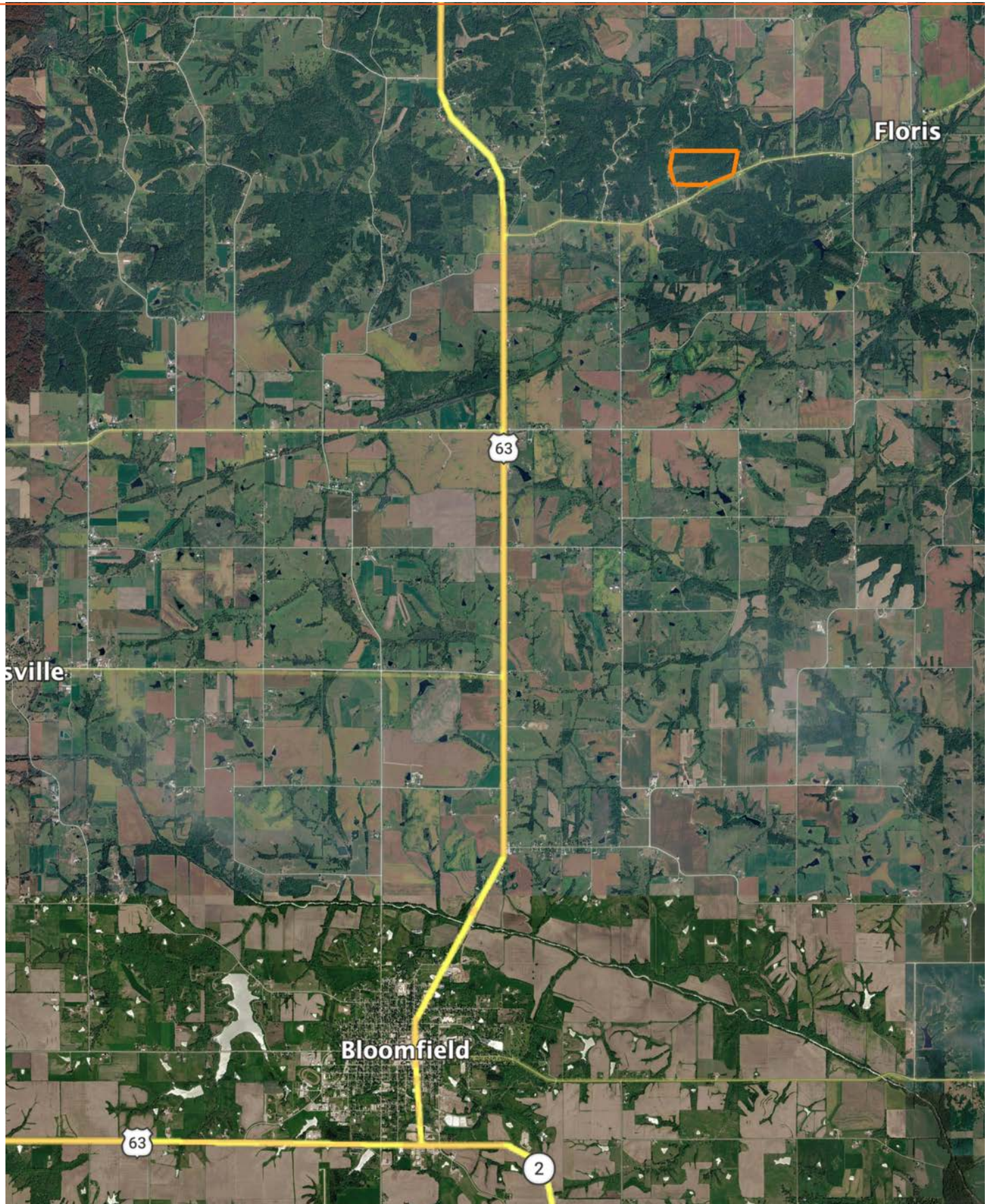


9/27/2026

16-70N-13W
Davis County
Iowa

Boundary Center: 40° 51' 36.6, -92° 21' 59.7

OVERVIEW MAP



AGENT CONTACT

Sean is a licensed real estate broker with Midwest Land Group, specializing in helping individuals and families achieve their dream of land ownership. With a passion for assisting others in realizing their goals, Sean takes great pride in his ability to guide clients through the intricate process of real estate transactions.

Beyond his professional endeavors, Sean finds solace and fulfillment in the great outdoors. As an avid bowhunter and passionate fisherman, he relishes every opportunity to immerse himself in nature's beauty. This love for outdoor activities not only fuels his personal interests but also enhances his understanding of properties and their potential for recreational enjoyment.

Sean's dedication extends beyond his work and hobbies to his role as a devoted father. With three beautiful children, he finds immense joy in supporting and cheering them on in their sports and extracurricular activities. Through this experience, Sean has developed a deep understanding of the importance of balance, teamwork, and perseverance.

Prior to his successful career in real estate, Sean honed his leadership and relationship-building skills while managing a Fortune 500 company. This invaluable experience has equipped him with a unique perspective and a keen ability to connect with people from all walks of life. Sean's unwavering commitment to his clients, combined with his strong work ethic, ensures that he consistently goes above and beyond to meet their needs.

With a genuine passion for helping others and a tireless dedication to his craft, Sean embodies the qualities of a trustworthy and hardworking real estate broker. Whether you are a first-time buyer or an experienced investor, Sean is ready to guide you through every step of the real estate journey, providing you with exceptional service and expertise that you can rely on.



SEAN STEWART,
ASSOCIATE BROKER
515.259.3541
SeanStewart@MidwestLandGroup.com



MidwestLandGroup.com

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