



MIDWEST LAND GROUP PRESENTS

RIVER FRONTAGE, TILLABLE, TIMBER, AND WATERFOWL

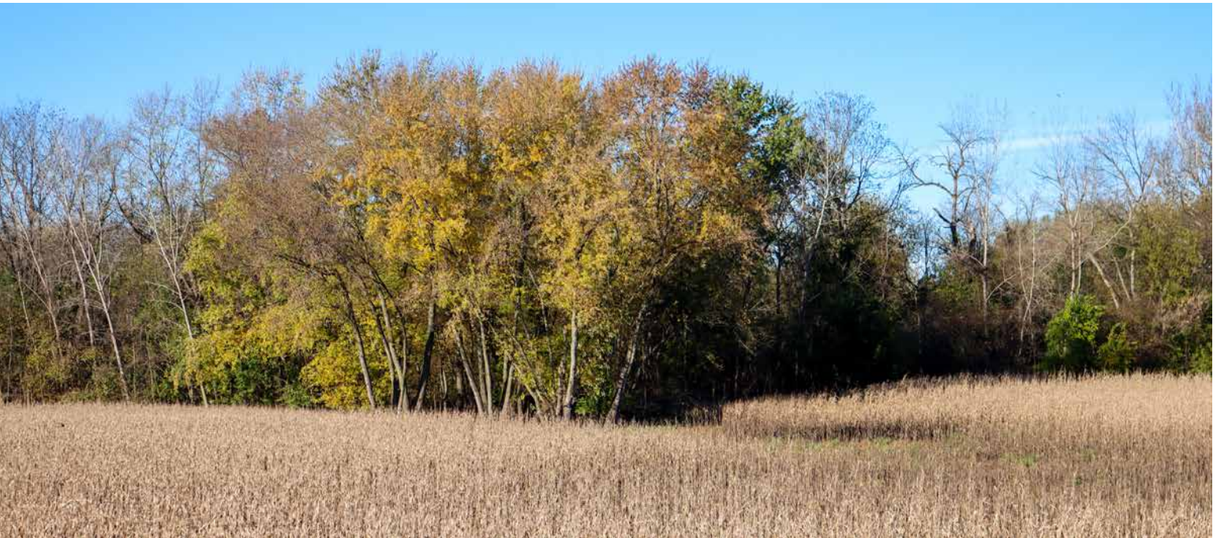


27.5 ACRES
LOUISA COUNTY
IOWA









27.5 +/- ACRES OF RIVER FRONTAGE, TILLABLE, TIMBER, AND WATERFOWL GROUND

COUNTY: LOUISA | **STATE:** IOWA | **ACRES:** 27.5

Iowa River frontage that is not locked up in WRP is genuinely hard to find, and this is it. 27.5 acres in Louisa County sitting right outside Columbus Junction with roughly a 1/4 mile of river shoreline, 12 acres of productive tillable ground, and 15 acres of timber that creates one of the better deer funnels you will find on a tract this size. The access is easy, the taxes are low, and the opportunity here is real.

TILLABLE AND INCOME

The farm carries 12.18 FSA acres of tillable ground currently in corn with a CSR2 of 64, well above county averages for this area and especially strong for river bottom ground. There is no lease agreement in place, leaving 2027 wide open for the new owner to set their own terms, whether that means installing a cash rent agreement with a local operator or farming it themselves. For a buyer looking to offset carrying costs while holding recreational ground, the income this tillable produces is a meaningful piece of the equation.

HUNTING AND RECREATION

The 15 acres of timber along the Iowa River creates a natural pinch point that concentrates deer movement through this property. Timber this close to the river, with open agricultural ground on the edges, is exactly the kind of transition habitat that holds big deer and moves them during daylight. This area supports a strong whitetail population and a healthy pheasant population, and the river provides direct access to some of the better waterfowl hunting in eastern Iowa. Duck hunters looking to own their own river access do not find properties like this available often.

IOWA RIVER FRONTAGE

Approximately 1/4 of the Iowa River shoreline runs along this property, and it is not enrolled in WRP. River ground of this nature in Louisa County, accessible and unencumbered, does not come available regularly. Whether the draw is waterfowl, fishing, or simply owning a piece of productive river bottom, the frontage here is the kind of feature that sets this property apart from anything else at this acreage and price.

LOCATION AND ACCESS

The property sits just outside Columbus Junction off Highway 92, giving it smooth hard surface access from multiple directions. Columbus Junction is close enough for fuel, equipment, and day-to-day logistics without the property feeling attached to town. Less than 12 miles from Muscatine and 35 minutes from Iowa City. Outside city limits and zoned agricultural.

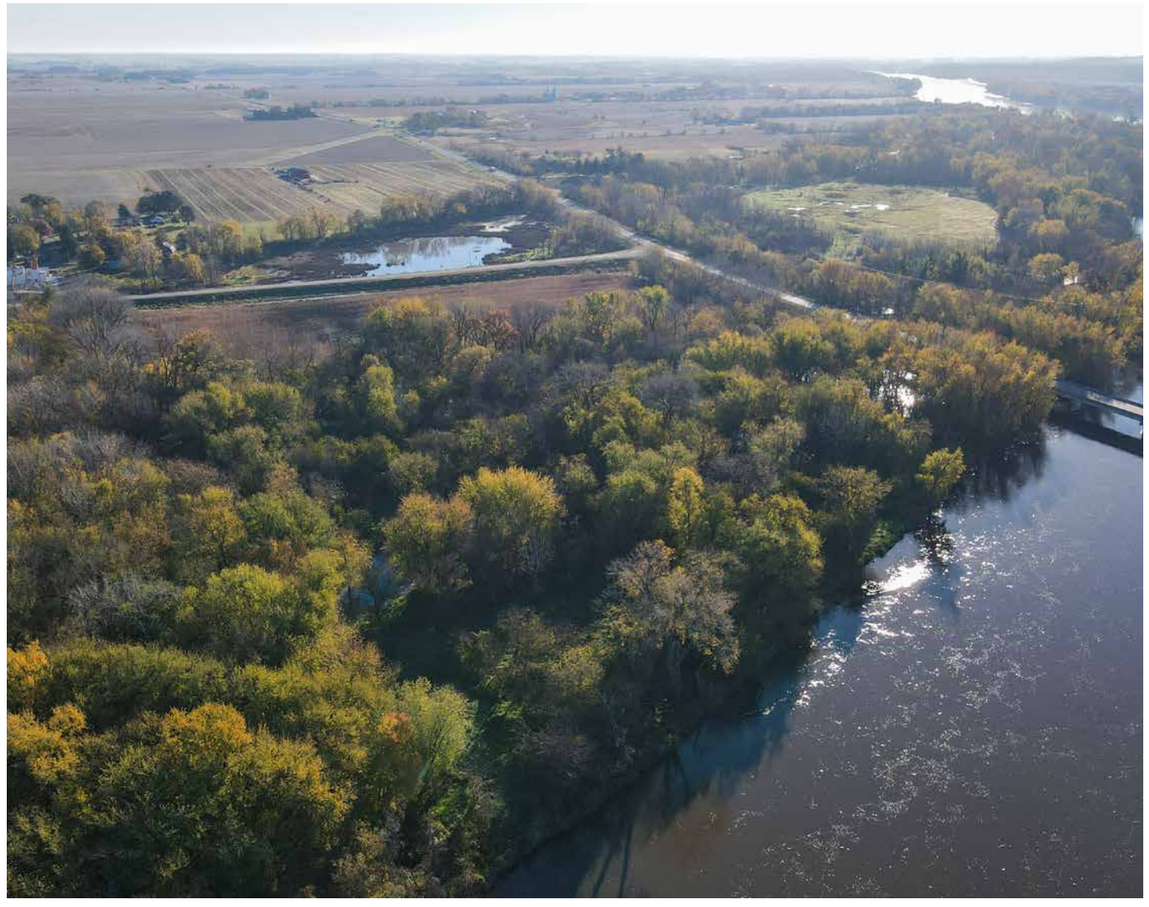
PROPERTY FEATURES

HIGHLIGHTS

- 27.53 gross acres, Louisa County, Iowa
- 12.18 FSA tillable acres, CSR2: 64
- Currently in corn, no lease in place, open for 2027
- 15 acres of timber
- Approximately a quarter mile of Iowa River shoreline, not enrolled in WRP
- Strong whitetail deer funnel, pheasant population, waterfowl river access
- Hard surface access off Highway 92
- Outside city limits

ADDITIONAL INFORMATION

- Address: 000 County Road G40, Columbus Junction, Iowa 52738
- Parcels: 0320329000, 0320376000, 0320410000, 0320453000
- STR 20/75N/4W, Concord township
- Zoned agricultural
- School district: Columbus Community
- Annual taxes: $398
- Less than 12 miles from Muscatine
- 35 minutes from Iowa City



27.53 GROSS ACRES

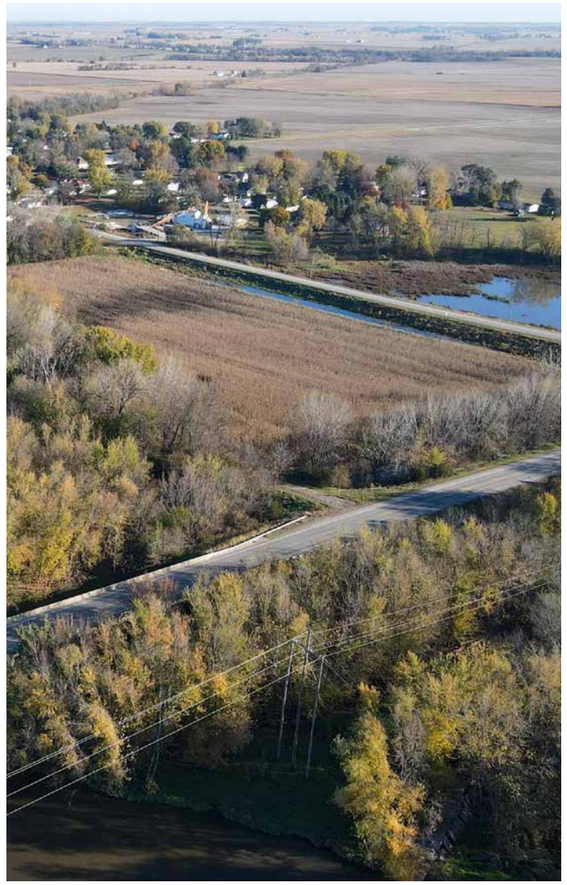




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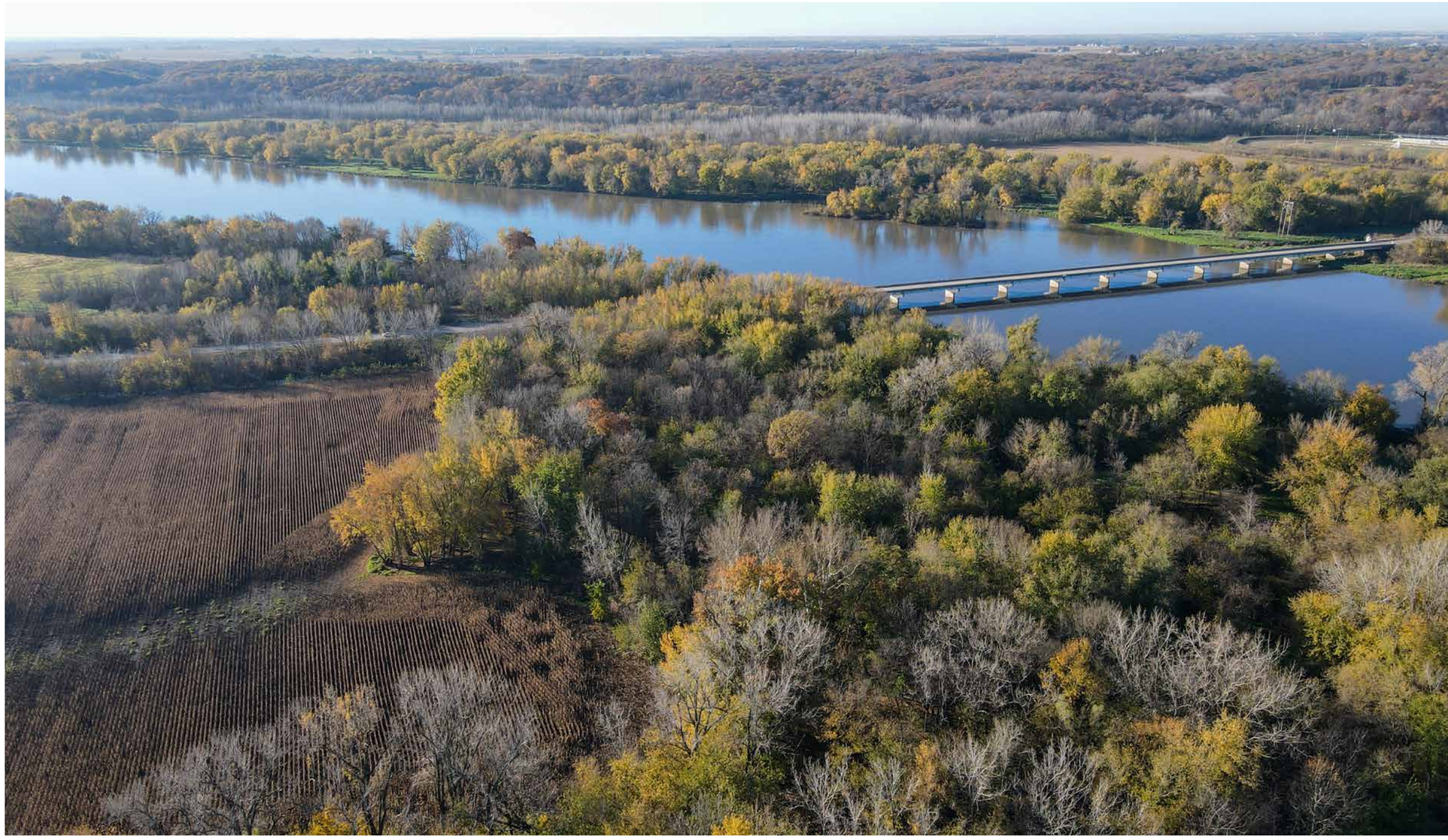


IOWA RIVER FRONTAGE

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HUNTING AND RECREATION

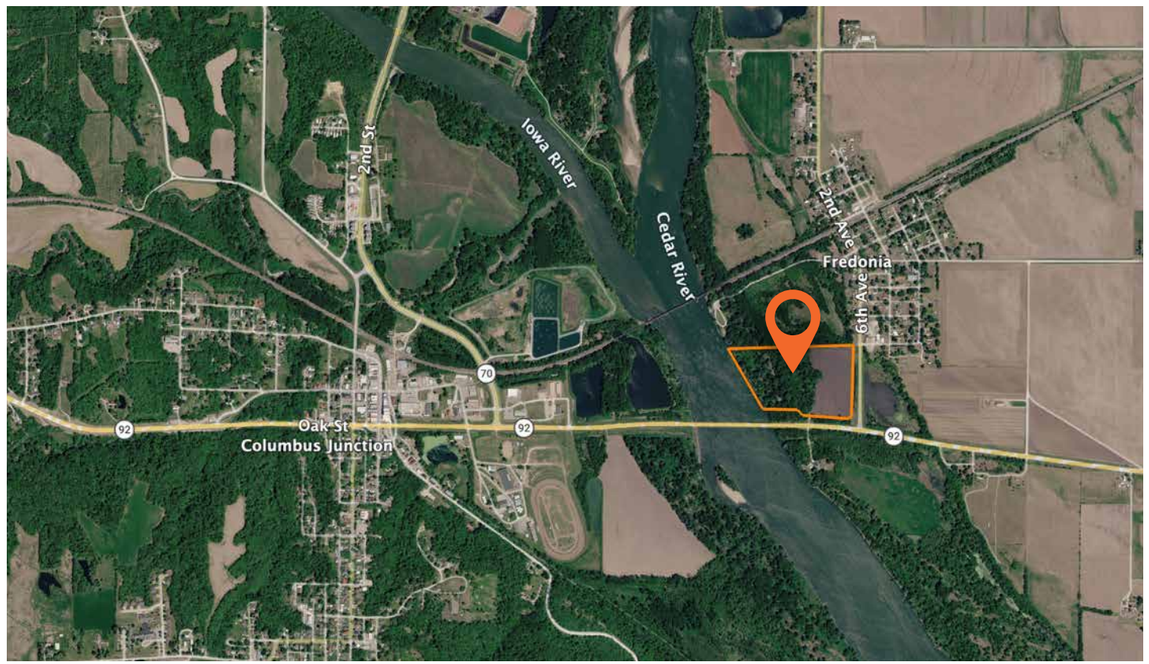
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OVERVIEW MAPS





AERIAL MAP



Boundary Center: 41° 16' 49.53, -91° 20' 30.6

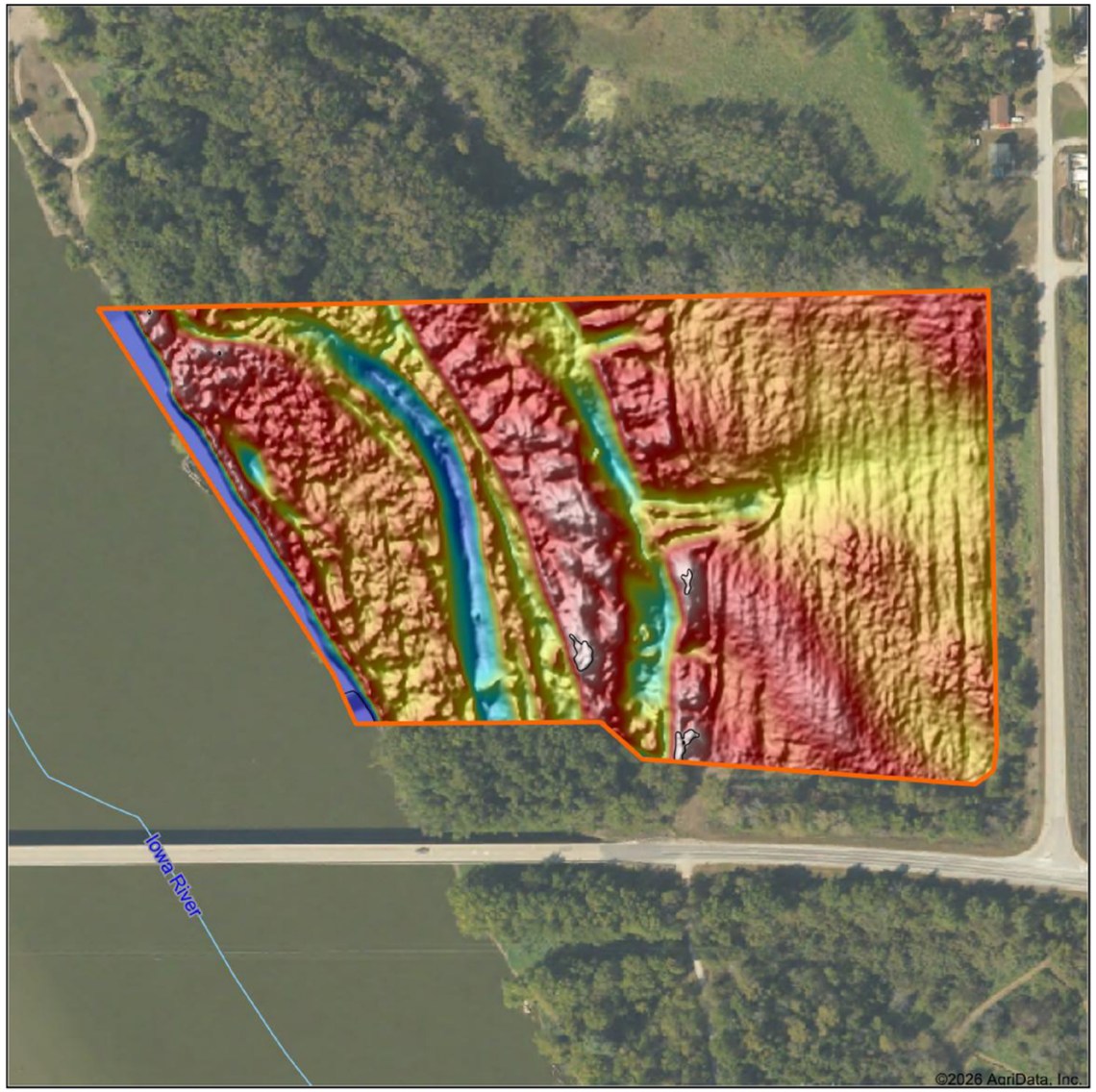
0ft 353ft 705ft

20-75N-4W
Louisa County
Iowa

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10/1/2026

HILLSHADE MAP



Low Elevation High

Source: USGS 1 meter dem
Interval(ft): 10
Min: 569.7
Max: 580.5
Range: 10.8
Average: 576.4
Standard Deviation: 1.84 ft

0ft 274ft 547ft

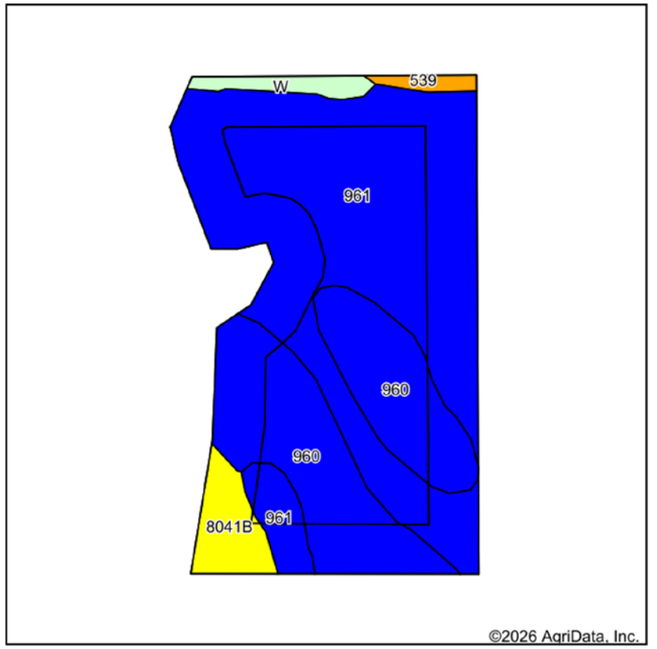
10/1/2026

20-75N-4W
Louisa County
Iowa

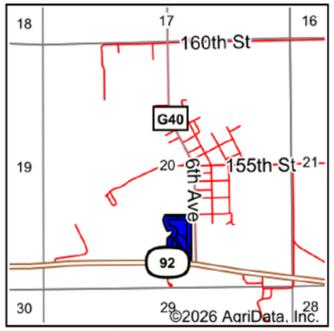
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SOILS MAP



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Louisa**
Location: **20-75N-4W**
Township: **Concord**
Acres: **11.88**
Date: **10/1/2026**

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Area Symbol: IA115, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
961	Ambraw loam, 0 to 2 percent slopes	7.21	60.6%		IIw	196.8	57.1	73	78	72	34	78
960	Shaffton loam, 0 to 2 percent slopes	3.69	31.1%		IIw	80.0	23.2	58	85	85	51	80
8041B	Sparta loamy sand, terrace, 2 to 5 percent slopes, rarely flooded	0.58	4.9%		IVs			43	61	61	52	37
W	Water	0.27	2.3%			0.0	0.0	0				
539	Perks sandy loam, 0 to 2 percent slopes, occasionally flooded	0.13	1.1%		IIIs	88.0	25.5	8	45	44	34	24
				Weighted Average	*-	**145.2**	**42.1**	**64.5**	***n 77.2**	***n 73.6**	***n 39.4**	***n 74.3**

**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.

AGENT CONTACT

Chris Janis serves landowners across Eastern Iowa with a steady, disciplined approach shaped by more than 20 years of service as a senior NCO in the U.S. Army. That experience instilled a deep commitment to integrity, accountability, and clear communication, qualities his clients depend on when navigating the complexities of buying and selling land.

A graduate of Liberty University, where he earned his degree magna cum laude with a business-focused interdisciplinary study, Chris combines his education with proven experience in land sales throughout Eastern Iowa. He has further strengthened his ability to serve clients as a graduate of the Western College of Auctioneering and holds a Part 107 drone certification, equipping him with additional strategies to help maximize property value and deliver strong results.

Now based in Coralville, Chris lives with his wife, Deann, and their three children, Christian, Campbell, and Alivia. His connection to the outdoors began with fishing in southern Florida and grew through years of hunting across the country during his military career. Today, he is an accomplished outdoorsman with consistent success pursuing mature whitetails, along with experience in waterfowl, upland bird, and turkey hunting. He is also a National Deer Association Deer Steward II, reflecting his commitment to conservation, habitat management, and responsible land stewardship.

Faith and service are central to Chris's life. He is actively involved in men's ministry and is passionate about mentoring others and giving back to his community, including volunteering his time to introduce youth and veterans to hunting and fishing.

Chris takes a strategic, detail-oriented approach to every transaction, ensuring his clients are well-informed and confident at every step. His strong work ethic, passion for land stewardship, and commitment to serving others set him apart as a trusted partner for those looking to buy or sell land.



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MIDWEST LAND GROUP

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