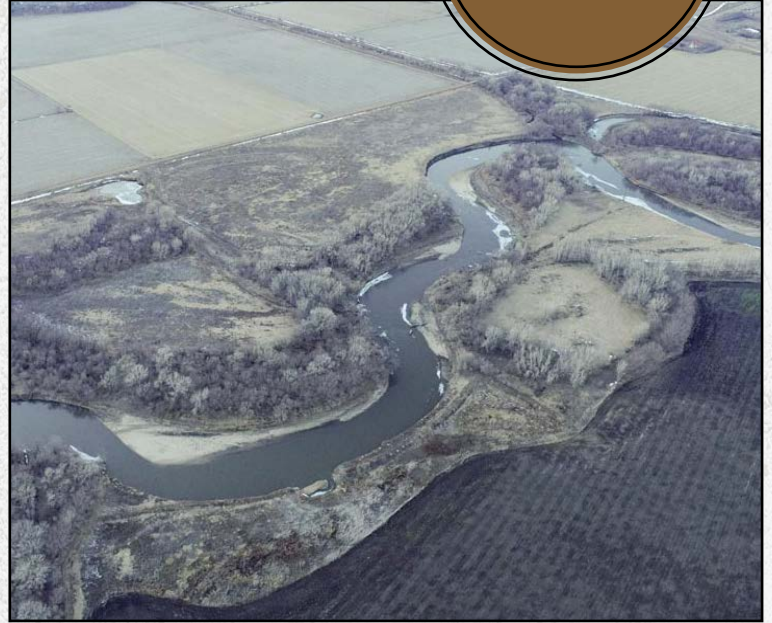
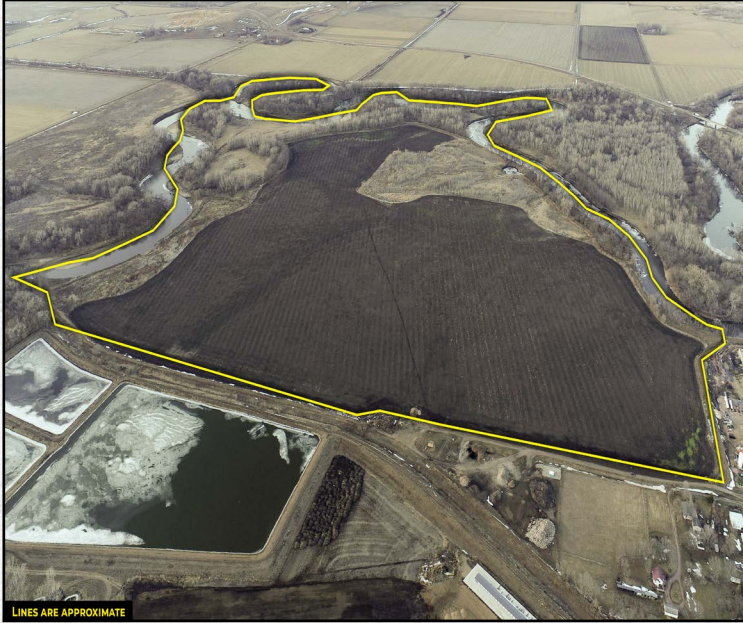




# LAND FOR SALE

*Plymouth County*

**299.82**  
ACRES +/-



## FARM DESCRIPTION

**PRICE: \$629,622**

Located west of Akron, Iowa in Plymouth County sits this 299.82 +/- wetland easement property that offers over 3 miles of Big Sioux river frontage. The property offers 126 +/- acres of established mature timber and grassland habitat. In 2022, 285.84 +/- acres of the property was entered into a wetland easement. The NRCS has not yet completed restoration on this site. Restoration will include excavation of shallow water areas and old river features as appropriate to create habitat as close to historical condition as possible and to provide floodplain benefits and functions. The site will also be seeded to native plants. NRCS is responsible for restoration. Once completed the native grasses and water features will add tremendous wildlife habitat to the already existing habitat the property offers. The big sioux river is known for producing great whitetail and turkey hunting. With over 3 miles of river frontage the waterfowl and recreational opportunities are endless. Access to the southern end of the property is gravel roadway.

Contact Land Broker Matt Skinner or Land Broker/ Auctioneer Luke Skinner today to set up a property viewing.



MATT SKINNER | LAND BROKER  
Matt@IowaLandCompany.com  
515-443-5004



*Urbandale Office*  
2540 106th St. Suite 201  
Urbandale, IA 50322



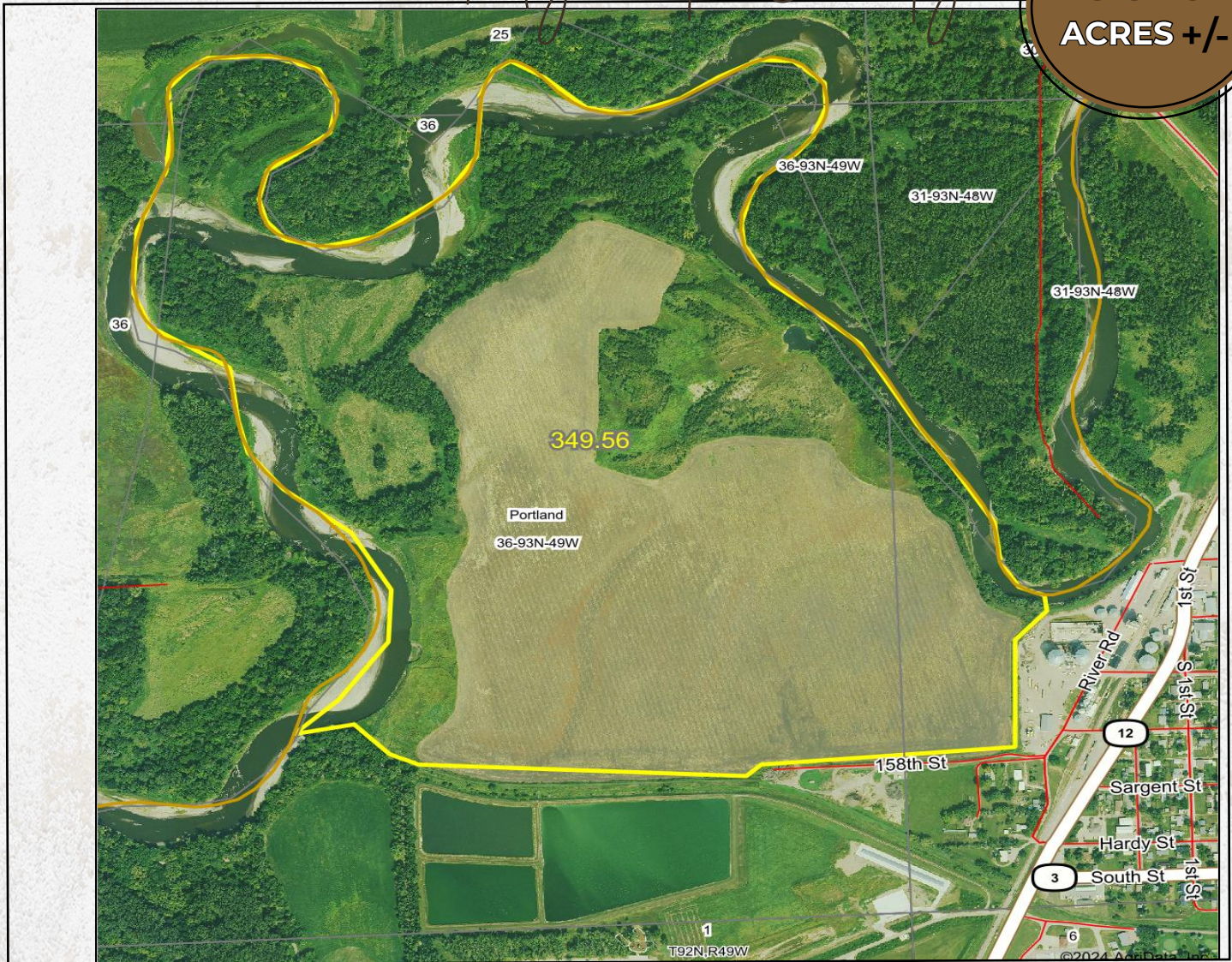
LUKE SKINNER | LAND BROKER  
Luke@IowaLandCompany.com  
515-468-3610



# AERIAL PHOTO

*Plymouth County*

**299.82**  
ACRES +/-



## FARM SPECIFICATIONS:

### Asking Price:

\$629,622 or \$2,100/Acre

### Location:

From Akron, Iowa travel west Iowa st. .20 mile. Turn left and go southwest on River Road. .20 miles. Turn right and go west on 158th st. .20 Miles. Property will be on north side of road

### Legal Description:

299.81 +/- acres located in Plymouth County, Iowa; Portland Township, Section 36 and 31. Exact legal will come from the abstract.

### Tax Information:

\$TBD +/- annually estimated



# SOIL MAP

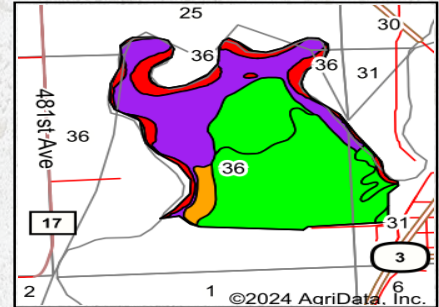
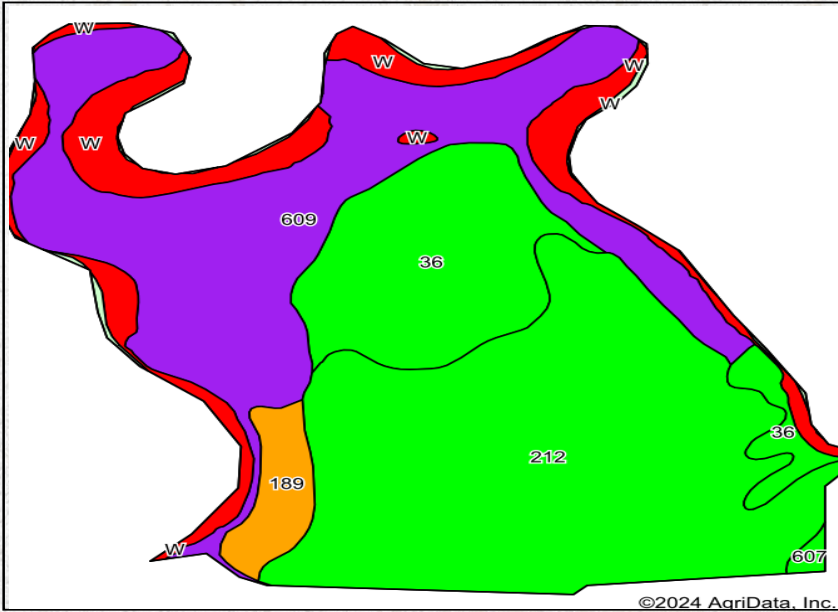
*Plymouth County*

**299.82**  
**ACRES +/-**

## Details

- 299.82 Acres
- 285.84 +/- Acres are enrolled into the wetland easement
- 126 +/- acres of existing timber and grass habitat.
- Great river access
- Good hunting, fishing, and recreational opportunities
- Located .50 miles west of Akron, Iowa

## Soils Map



State: **Iowa**  
 County: **Plymouth**  
 Location: **36-93N-49W**  
 Township: **Portland**  
 Acres: **349.56**  
 Date: **2/20/2024**



Maps Provided By: **surety**  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: IA149, Soil Area Version: 34  
 Area Symbol: SD127, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Soybeans		
212	Kennebec silt loam, 0 to 2 percent slopes, occasionally flooded	138.95	39.7%		lw		228.8	66.4	91	80	93		
609	Omadi-Alluvial land complex, 0 to 2 percent slopes	102.16	29.2%		lw	I	120.0	34.8	56	20	63		
36	Salix silty clay loam, 0 to 2 percent slopes	54.77	15.7%		lw		233.6	67.7	99	85	88		
W	Lakes and Ponds	39.06	11.2%				0.0	0.0	0	0			
189	Omadi silt loam, 0 to 2 percent slopes	10.61	3.0%		lw	I	206.4	59.9	79	65	79		
W	Water	2.77	0.8%		VIII								
607	Salix silty clay loam, leached subsoil variant, 0 to 2 percent slopes	1.24	0.4%		lw		233.6	67.7	99	73	89		
<b>Weighted Average</b>							<b>*-</b>	<b>*-</b>	<b>169.7</b>	<b>49.2</b>	<b>70.8</b>	<b>*-</b>	<b>*n 71.9</b>



# PROPERTY PHOTOS

*Plymouth County*

**299.82**  
**ACRES +/-**








# ABOUT US

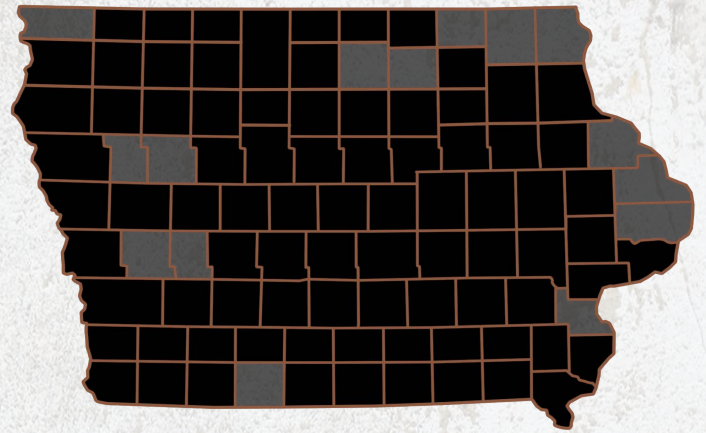
*We are Iowa Land Company*

**A REAL ESTATE BROKERAGE GROWN ON THE BEST DIRT IN AMERICA**

## WHAT WE DO

At Iowa Land Company, our approach is like that of a farmer: prepare, do the hard work and when the time comes, enjoy a successful harvest. We're a farmland real estate company and helping connect buyers and sellers of Iowa land is our specialty. As a team of native Iowans, our boots only know Iowa dirt. Our team of land experts combine years of real estate experience with the latest technology and marketing innovations to give you a modern real estate service unmatched in the Hawkeye State.

-  LAND AUCTIONS
-  LAND LISTINGS
-  NATIONAL MARKETING



**"IOWA IS OUR FACTORY, LAND MARKETING IS OUR CRAFT, FARMLAND TRANSACTIONS ARE OUR PRODUCT, AND THE PEOPLE ARE WHAT MAKE UP OUR BUSINESS"**

*-Iowa Land Company*

Matt and Luke are your local Land Brokers for Iowa Land Company, a family owned business which they Co-Founded with their two brothers Cody and Nick Skinner. Our goal is to be a trusted source in the Iowa farmland market while connecting buyers and sellers of Iowa land. Over the past six years we have represented clients in over 400 land real estate transactions selling 18,000 + acres of Iowa Land. We look forward to the opportunity to work for you and your family.



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