



# PROPERTY FOR SALE

Wapello County

**95**  
ACRES +/-



## PROPERTY DESCRIPTION

**PRICE: \$522,500**

This 95 +/- acre farm is located 2 miles south of Ottumwa's City limits on hard surface road. This is a perfect set up for the serious hunter in a location known for big whitetail. A turnkey hunting farm with established food plots, water and a trail system for concealment in and out of stands. The topography is such that the farm is hidden from the road and the minute you see this track you will understand the time, energy and thought that was put into this hunting set up. The access in and out of each stand are hidden by hand planted miscanthus grasses. Strategically placed tower blinds that overlook food plots that include beans, turnips, alfalfa, and corn with 10-12 ft tall corn stalks and the corn itself is a foot long! The wooded draw that runs from north to south of the entire farm with fingers that run from east to west making a fantastic travel corridor to and from the bedding area especially during rut. There is a creek, 3 ponds and a great place to build on hard surface road. For more information on this call Agent Jim Davis.

To set up a private showing or for more information on this Wapello County, Iowa property, please contact Land Agent Jim Davis at 641-777-5484.



JIM DAVIS | SOUTHEAST IOWA LAND AGENT  
Jim@IowaLandCompany.com  
641-777-5484

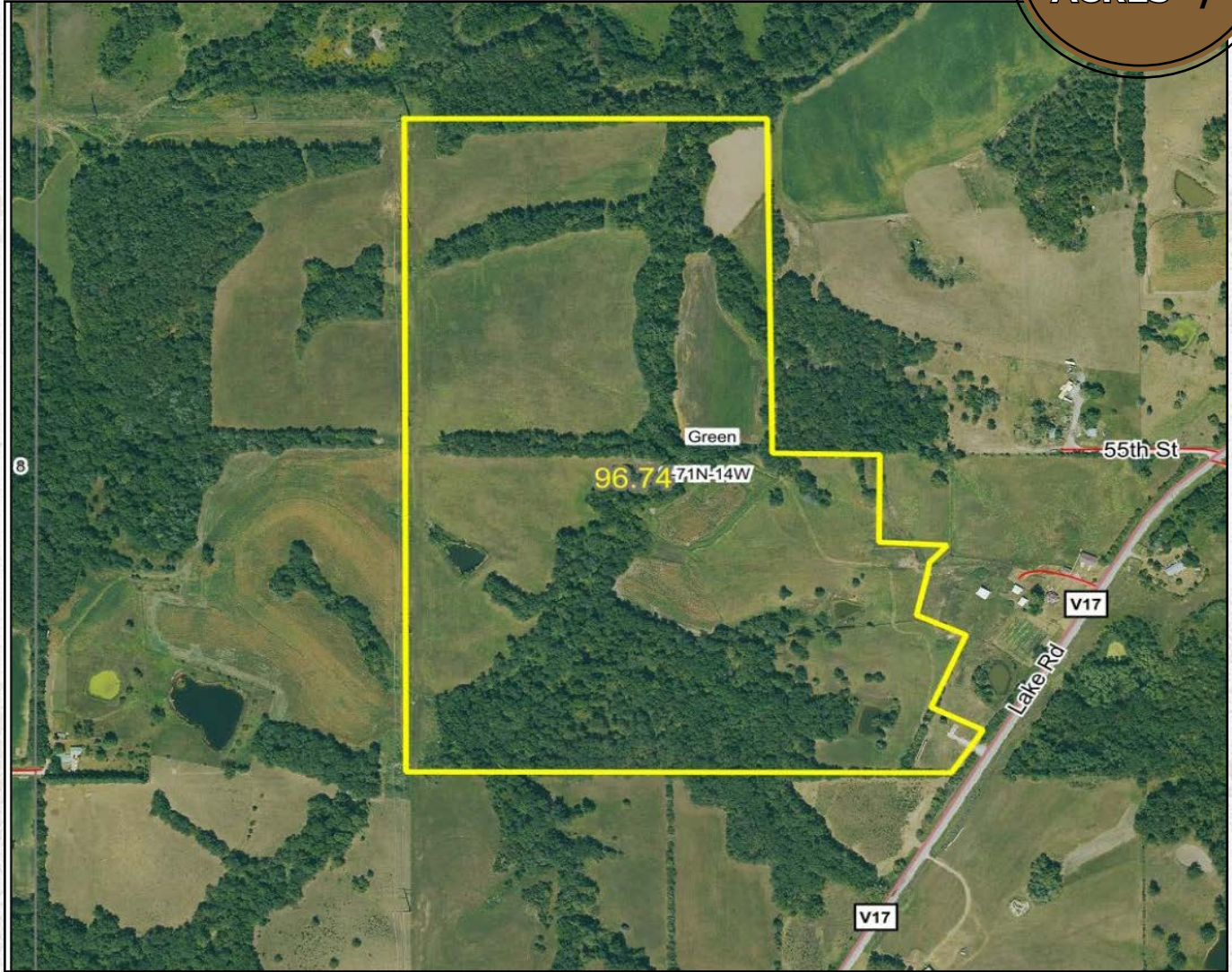
*Urbandale Office*  
2540 106th St. Suite 201  
Urbandale, IA 50322



# AERIAL PHOTO

Wapello County

95  
ACRES +/-



## PROPERTY SPECIFICATIONS:

### Asking Price:

\$522,500 or \$5,500/ Acre

### Legal Description:

Section 9-71N-14W

### Location:

From Ottumwa, drive to the corner of Lake Road and Bluegrass Road head south on Lake Road. Go south 2.65 miles and the farm is on your right (West side of Lake Road).

### Tax Information:

\$1,352 estimated annually

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Branded in Land



# PROPERTY PHOTOS

Wapello County

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# ABOUT US

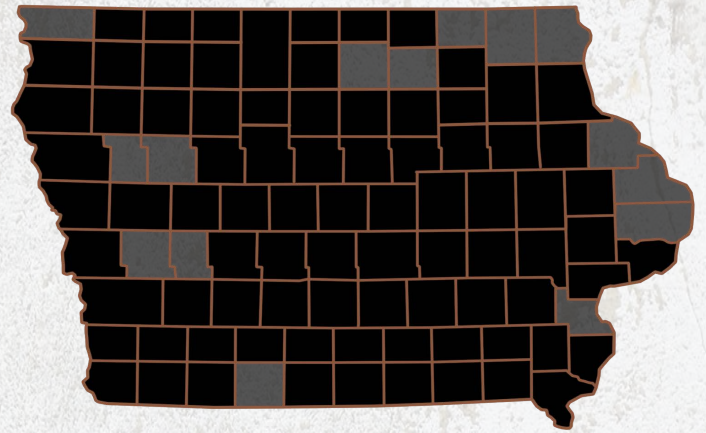
*We are Iowa Land Company*

**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*



Jim is your local Land Agent for Iowa Land Company. Jim is from Ottumwa, Iowa and has developed strong relationships throughout Southeast Iowa. His commitment to his clients guarantees Jim will work tirelessly on their behalf, whether selling or buying. *"My goal is to be your trusted land source throughout Southeastern Iowa. I look forward to the opportunity to work for you and your family."*

-Jim Davis

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