



# PROPERTY FOR SALE

Wapello County

**77**  
ACRES +/-



## PROPERTY DESCRIPTION

**PRICE: \$629,500**

77 +/- acres located in Wapello County just 4 miles south of Ottumwa, Iowa. This farm is in a low-pressure area that is known to produce and hold large mature whitetail and an abundance of turkeys, and I do mean abundance! Tucked away and surrounded by a large block of timber sits paradise! This farm is one of the best smaller tracks I've ever put boots on. As I pulled into the farm I saw a hen turkey, 6 deer and 2 strutting toms. I knew this farm was special. Can you imagine walking out your front or back door and go hunting! Well, you can. The farm is divided by the dead-end road which is great for hunting different wind situations and not burning out one side or the other. The views on this farm are incredible, stunning sunsets and wildlife galore! Bucks over 160' have been taken every year of the last five years with some well over that. There are 27+/- acres of crop ground with a CSR2 of 41.5 that are currently in beans and would make a fantastic food plot and plenty more acres that could be put into strategically placed smaller food plots. Winter wheat also has been planted. Situated in the middle of the farm is a charming single-family home built in 1918. The first thing you will notice is how welcoming the home feels. The covered front porch would be perfect place to enjoy your favorite beverage and watch the wildlife or pick the fruit of the apple, peach, pear, and plum trees planted around the home. The home has 5 bedrooms, 1 bath with full basement and half-finished attic. There is a large mud room to hang coats and kick off your boots on those rainy or cold days before walking into the kitchen. The kitchen is roomy with a kitchen - dining combo. The living room is large and has plenty of room for entertaining guests and the 3 seasons room has a wall of windows to enjoy those beautiful sunsets! You can have a fish fry for your friends, both ponds are stocked with bass, channel cat, bluegill and crappie! The garage was built in 1988 has 1152 sq ft. There is a 42 x 62 Steel Morton Building built in 1994 has concrete floor and double 16' sliding doors that will make an excellent place to store your equipment, hang out during November Rut or would make a great man cave. If you have been looking for the smaller tract in the middle of a big timber with excellent hunting, do not let this one get away! This truly is a hunter's paradise! Farms like this do not come up for sale often. For more information call Land Agent Jim Davis.



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

**77**  
ACRES +/-



## PROPERTY SPECIFICATIONS:

### Asking Price:

\$629,500

### Legal Description:

Section 8-71N-14W, Green Township

### Location:

From Ottumwa Iowa: From the corner of Lake Road and Bluegrass Road head south on Lake Road 3 miles to Cooperhead Road (turn right on Cooperhead) go west 1 mile to 175th St turn right (north). Look for a sign. 67 miles to Iowa City, 72 miles to Des Moines, 171 miles to Kansas City.

### Tax Information:

\$2,006/year approximately

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

*Branded in Land*

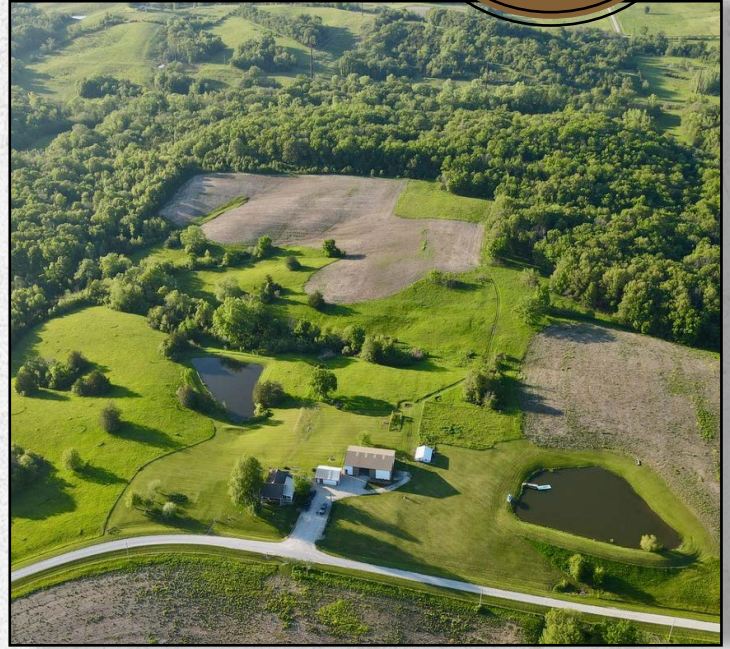




# PROPERTY PHOTOS

Wapello County

**77**  
ACRES +/-



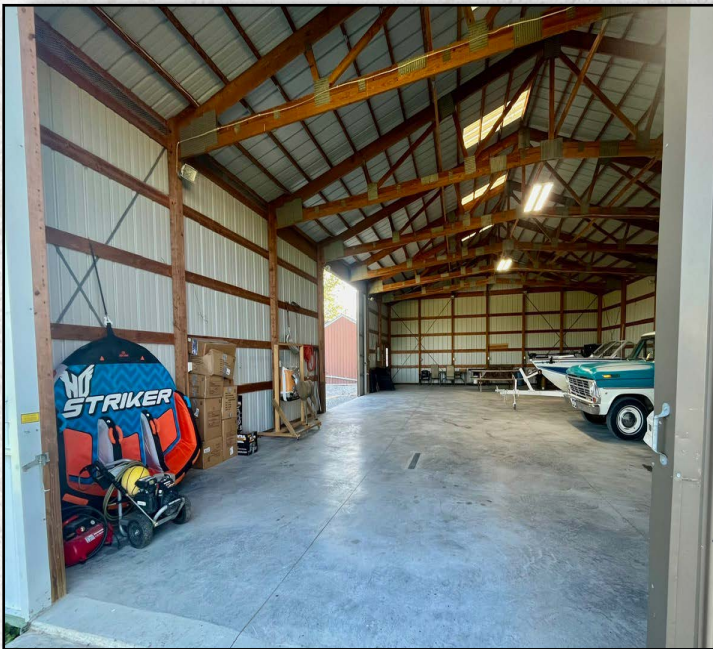




# PROPERTY PHOTOS

Wapello County

**77**  
ACRES +/-










# ABOUT US

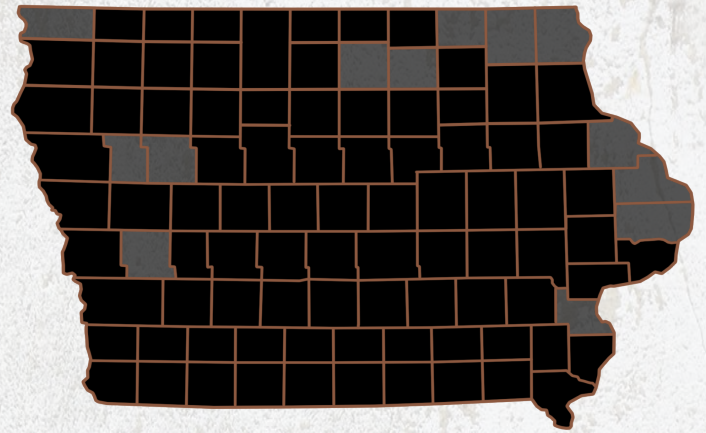
*We are Iowa Land Company*

**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*



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

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

*Branded in Land*