

RECREATIONAL PROPERTY AVAILABLE

Decatur
County



Yukon Road | Lineville, IA 50147

911.63

ACRES M/L

LISTING
#17674

BRYAN BERGDALE | 712.251.8588 | Bryan@PeoplesCompany.com | IA LIC S65377000

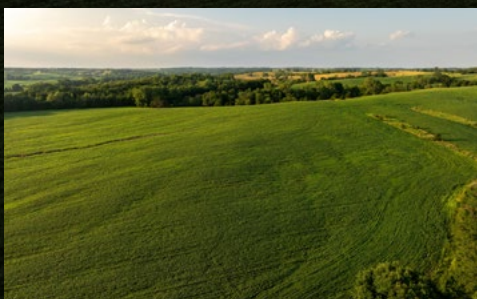
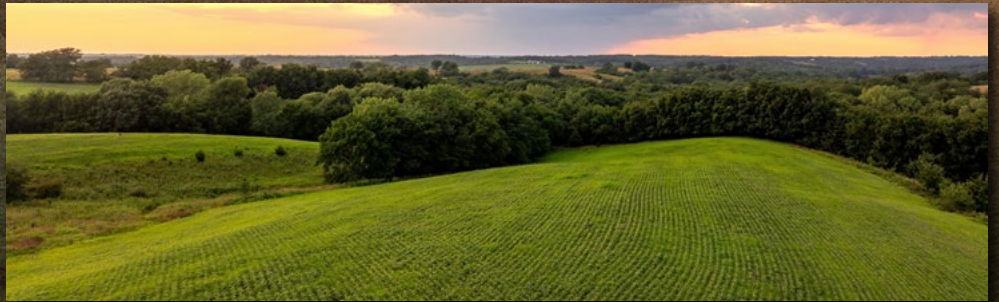
STEVE BRUERE | 515.222.1347 | Steve@PeoplesCompany.com | IA LIC S43684000



Peoples Company is thrilled to introduce this exceptional hunter's retreat, a property you don't want to miss. Rarely does a contiguous property of this size come to market in Decatur County. This secluded property is home to a vast array of wild game including deer, turkey, waterfowl, rabbit, squirrel, raccoon, coyote, fox, and bobcat. Steel Creek runs along the west border, Hog Creek traverses the northern section, and eight ponds are dotted throughout, providing ample year-round water sources for both cattle and wildlife. The balance of the property consists of mature timber and heavy cover perfect for growing and holding large deer. The topography and various timber draws create numerous pinch points giving you plenty of opportunities for close encounters with wildlife. Seasoned deer hunters will appreciate the eastern road frontage with easy access to every part of the property with predominately westerly winds in their favor.

Located southeast of Leon, Iowa, this coveted Decatur County property is comprised of a perfect combination of land use to hold and grow mature whitetails. The farm consists of 911 total acres m/l with 386 acres currently in row crop production carrying a CSR2 of 31.2. In addition to the tillable ground, approximately 248 acres m/l of pastureland is being rented to generate additional income. Rathbun Rural Water has a 4-inch water line that runs along Yukon Road. Electricity provided by Clarke Electric Cooperative is available along the east side of the property. The topography and available utilities create many excellent spots on this property to build a hunting cabin or home with stunning views of the Decatur County countryside. Situated in Sections 25, 26, 35, and 36 of Woodland Township, Decatur County, Iowa, this property is truly a must see.

The property is conveniently located an hour and a half from Des Moines and 2 hours from Kansas City in the most coveted county in Iowa for deer hunters. Don't miss this unique opportunity to own a versatile and income-generating property perfect for hunting enthusiasts and nature lovers alike.



Yukon Road

LINEVILLE IOWA



Asking Price: \$5,925,595 | Price Per Acre: \$6,500 | Taxes: \$8,548 | Listing: #17674

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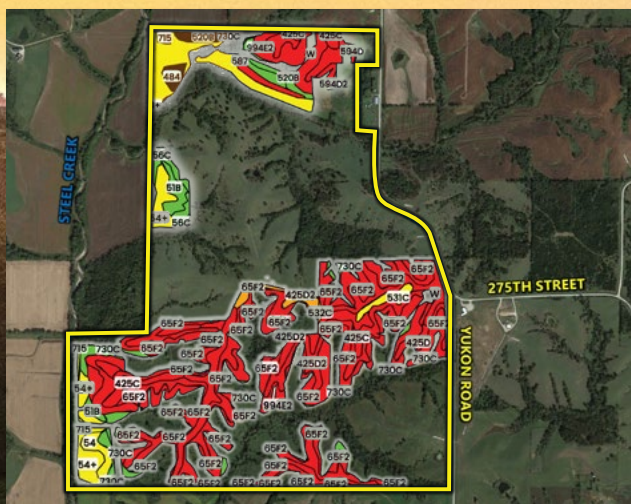


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DIRECTIONS

From Lineville: Starting at the intersection of Highway 65 and E 8th Street, head north on Highway 65 for 1.1 miles. Slight left (north) onto 25th for 3.8 miles. Turn left (west) onto Fillmore Street for 1.7 miles. Turn right (west) onto County Road R72 for 0.6 miles until you reach Yukon Road. Farm lies on the west side of Yukon Road.

From Leon: Starting at the intersection of West 1st Street and NW Church St, head east for 2.3 miles. Turn right onto County Road R52 for 12.8 miles. Turn left on Yukon Road for 3 miles. The farm lies on the west side of Yukon Road.



TILLABLE SOILS MAP

LISTING #17674

CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2	OVERALL NCCPI	SOIL CLASS (NON-IRR)	LEGEND
65F2	Lindley clay loam	83.85	24.08%	11	50	7	●
425D2	Keswick clay loam	74.14	21.29%	8	51	4	●
715	Nodaway-Lawson-Klum complex	31.89	9.16%	68	89	2	●
994E2	Douds-Galland complex	30.00	8.62%	24	68	6	●
232C	Keswick silt loam	23.58	6.77%	31	60	3	●
54+	Zook silt loam	17.05	4.90%	68	73	2	●
425C	Keswick loam	10.66	3.06%	36	59	3	●
730C	Cantril-Coppock-Nodaway complex	9.89	2.84%	76	90	2	●
520B	Coppock silt loam	9.10	2.61%	80	89	2	●
51B	Vesser silt loam	8.48	2.44%	75	94	2	●
425D	Keswick loam	6.98	2.00%	8	62	4	●
269	Humeston silt loam	6.02	1.73%	70	90	3	●
532C	Rathbun silt loam	5.83	1.67%	47	78	3	●
594D	Galland loam	5.01	1.44%	12	68	4	●
594D2	Galland clay loam	4.67	1.34%	9	60	4	●
54	Zook silty clay loam	4.42	1.27%	68	74	2	●
587	Chesquest silty clay loam	3.92	1.13%	7	13	2	●
531C	Kniffin silt loam	3.70	1.06%	52	67	3	●
484	Lawson silt loam	3.53	1.01%	86	93	2	●
56C	Cantril loam	2.92	0.84%	76	92	3	●
592C	Mystic silt loam	2.48	0.71%	32	80	3	●
273B	Olmitz loam	1.82	0.52%	81	91	2	●
994E	Douds-Galland loams	1.60	0.46%	27	71	6	●
W	Water	0.14	0.04%	0	0	-	●
			AVERAGE: 31.2	63.7			

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12119 Stratford Drive
Clive, IA 50325



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