



# LAND FOR SALE

Decatur County

**161.5**  
ACRES +/-



## FARM DESCRIPTION

**PRICE: \$1,350,000**

This is a beautiful TURN-KEY recreational farm located in the famous "Woodland Township of Decatur County, Iowa". This property lays extremely well for the serious deer hunter who wants to grow, manage, and harvest mature whitetails. Minimal road frontage offers little human intrusion and easy access allows you to penetrate the farm undetected when the major weather fronts hit with westerly winds. A newly enrolled CRP contract has been accepted for 46.13 acres that pays \$8,400 +/- annually. There are numerous food plot locations throughout the property in place. The property offers a well-constructed 3 bedroom with two additional non conforming bedrooms in the basement and 3 bath home that was built in 1992 located on hard surface County Road R52 locally known as Lineville Rd. A metal building with new concrete flooring adds a nice location for all the equipment needed to groom your farm for a successful fall. The home has had many updates and makes the perfect hunting cabin and its location doesn't interrupt any of the hunting the farm offers. The location, already established hunting setups, and deer quality make this farm a must-see! To set up a private showing on this Decatur County, Iowa property, contact Land Broker Cody Skinner 515-443-6343 or Land Broker Matt Skinner 515-443-5004.



CODY SKINNER | LAND BROKER  
Cody@IowaLandCompany.com  
515-443-6343

*Urbandale Office*  
2540 106th St. Suite 201  
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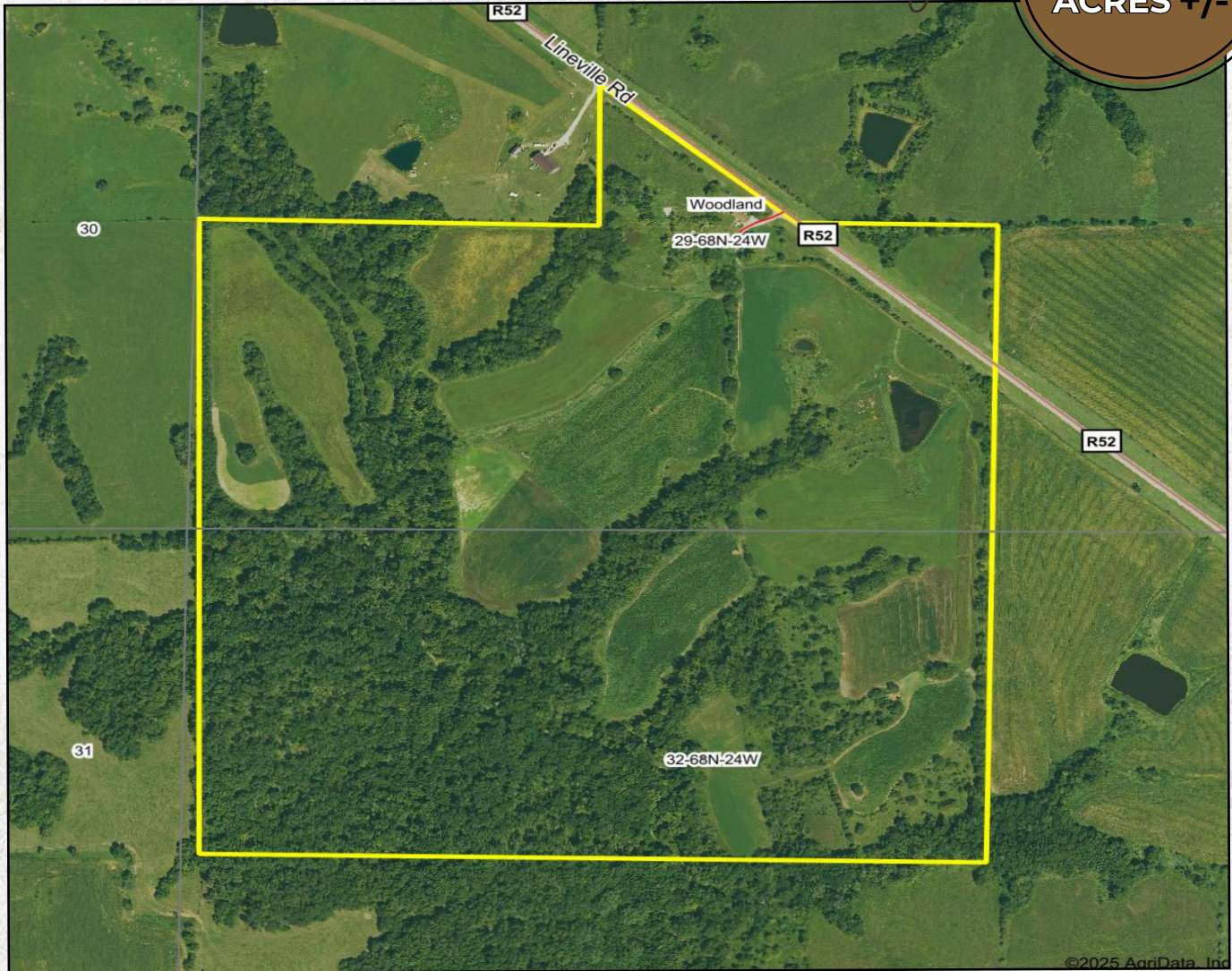
MATT SKINNER | LAND BROKER  
Matt@IowaLandCompany.com  
515-443-5004



# AERIAL PHOTO

Decatur County

**161.5**  
ACRES +/-



## FARM SPECIFICATIONS:

### Asking Price:

\$1,350,000

### Location:

From Leon, Iowa take HWY 2 out of town to the east 2.5 miles. Turn right on Lineville Road for 8 miles. Farm will be on the west side of the road. Farm Address is 26845 County Road R52 Leon, IA 50144.

### Legal Description:

161.5 +/- acres located in Decatur County, Iowa; Woodland Township, Section 29 & 32. Exact legal will come from the deed.

### Tax Information:

\$3,836 +/- Annually Estimated From The County Assessor



# SOIL MAP

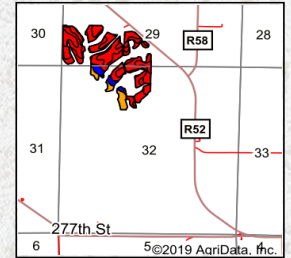
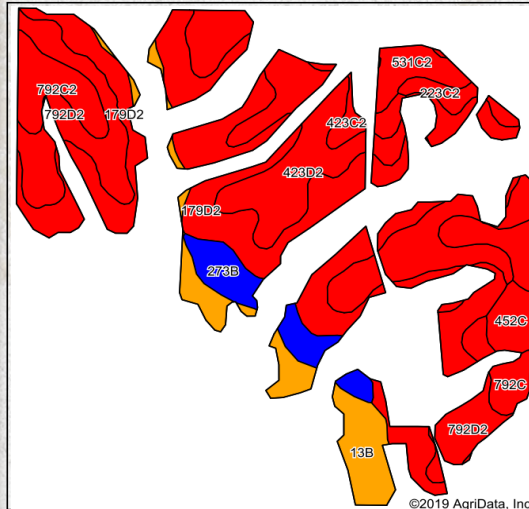
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## Details

- Located in the famous "Woodland Township" in Decatur County
- HIGHLY MANAGED QDM AREA
- 67.6 +/- FSA cropland acres seeded down to CRP and food plots
- 46.13 acres in CRP that pays \$8,400 annually
- Approximately 17 acres currently in food plots
- Corn, soybeans, alfalfa, clover, brassicas
- Several food plot locations throughout the property
- Thick timbered draws, switch grass, eastern red cedar trees, and recent timber stand improvement in the hardwoods area makes this farm ideal whitetail habitat.
- Multiple tree stand locations
- Multiple existing food plot locations throughout the farm and hunting blinds are in place. Blinds can be purchased if the new owner would like to.
- Located on hard surface R52 country road
- Very little road frontage makes this farm hunt BIG
- Home built in 1992
- 3 bedroom with two additional non-conforming bedrooms in the basement
- 3 bathroom
- Modernized and updated in the summer of 2020
- Newer furnace and new central air conditioning
- A walk out basement / storage area makes hunting out the backdoor that much more convenient!
- New windows throughout the entire home 2017
- Working drinking well and rural water
- 51ft by 24ft machine shed in great shape with a new concrete floor with in-floor drain.
- Located 11 minutes northwest of Lineville, Iowa
- Located 12 minutes Southeast of Leon, Iowa
- Located 1 hour and 20 minutes from Des Moines, Iowa

Soils Map



State: **Iowa**  
 County: **Decatur**  
 Location: **32-68N-24W**  
 Township: **Woodland**  
 Acres: **66.76**  
 Date: **1/21/2020**



Maps Provided By:  
**surety**  
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Soils data provided by USDA and NRCS. ©2019 AgriData, Inc.

Area Symbol: IA053_Soil Area Version: 25															
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Kentucky bluegrass	Oats	Smooth bromegrass	Soybeans	*n NCCPI Soybeans
179D2	Gara clay loam, 9 to 14 percent slopes, moderately eroded	19.51	29.2%		Ive	43	43								53
423D2	Bucknell clay loam, 9 to 14 percent slopes, moderately eroded	15.44	23.1%		Ive	8	13								37
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	9.47	14.2%		Ive	7	13								38
13B	Olimitz-Zook-Vesser complex, 0 to 5 percent slopes	5.64	8.4%		Ilw	76	55								72
531C2	Kniffin silty clay loam, 5 to 9 percent slopes, moderately eroded	3.89	5.8%		Ille	48	31								62
273B	Olimitz loam, heavy till, 2 to 5 percent slopes	3.41	5.1%		Ile	81	72	9	5	152	3	62	5	41	74



# PROPERTY PHOTOS

*Decatur County*

**161.5**  
**ACRES +/-**





# HOME PHOTOS

*Decatur County*

**161.5**  
**ACRES +/-**





# HOME PHOTOS

*Decatur County*

**161.5**  
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# ABOUT US

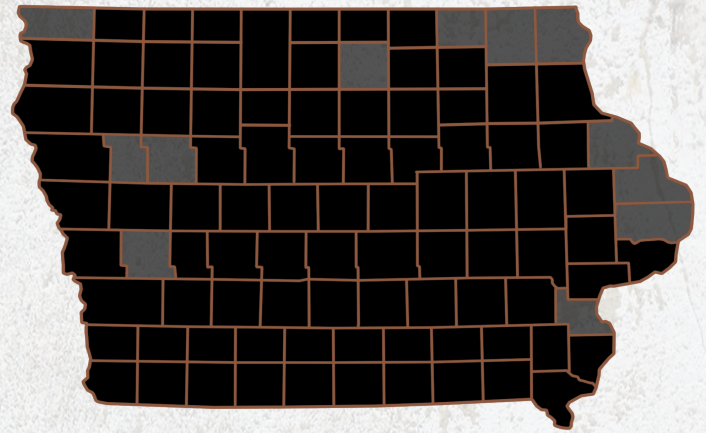
*We are Iowa Land Company*

**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*

Cody and Matt are your local Land Brokers for Iowa Land Company, a family owned business which they Co-Founded with their two brothers Luke 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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