

Land Available

DECATUR COUNTY

190

Acres m/L



DESCRIPTION

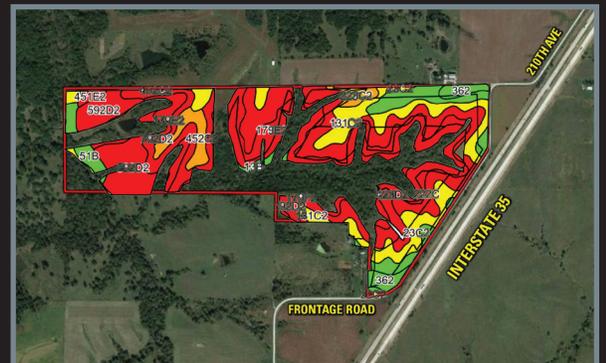
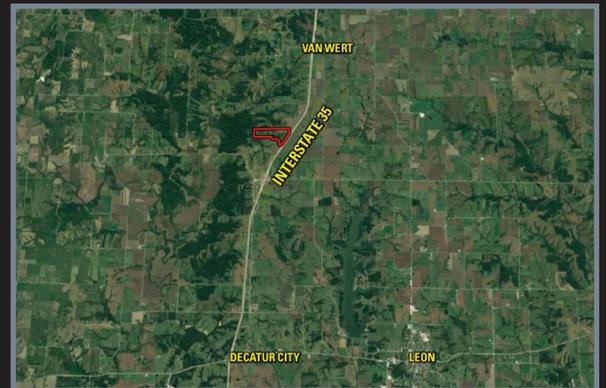
190 acres m/l of highly managed whitetail heaven located in one of the most sought after big buck areas in Iowa. This property is located near some of the biggest names in the industry just west of I35 in Decatur County. There are 124.02 tillable acres with roughly 25 acres currently being cash rented for row crop production. The rest of the tillable acres are in 2 CRP contracts. 9.97 acres are in CP33 at \$233.57 per acre until 2025 and 66.56 acres are in CP25 at \$112.44 per acre until 2029. There are 3 established clover food plots making this farm hunt ready come fall and a stocked pond loaded with bass, bluegill, and Crappie. The west 40 corners the back side of the 2,167 acre DeKalb Wildlife area with nearly 1600 acres of solid timber. Existing deer stands and box blind are negotiable. Rural water is located on the north east corner of the farm and electric is at the road.

DIRECTIONS

From Des Moines head South on 35 for approximately 54 miles then take exit 18 towards Grand River. From here take a right on to Country Road J20. take your immediate right onto Frontage Road. Once on Frontage Road head back North for roughly 1.25 miles and after a sharp corner you will arrive at the South side of the Property.

TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
423D2	Bucknell clay loam	28.04	22.6%		8
179E2	Gara clay loam	16.02	12.9%		23
592D2	Mystic clay loam	13.34	10.8%		10
23C2	Arispe silty clay loam	12.16	9.8%		62
222C	Clarinda silty clay loam	11.43	9.2%		31
792D2	Armstrong clay loam	10.37	8.4%		7
364B	Grundy silty clay loam	8.52	6.9%		72
131C2	Pershing silty clay loam	7.82	6.3%		62
452C2	Lineville silt loam	4.30	3.5%		46
362	Haig silty clay loam	3.55	2.9%		83
51B	Vesser silt loam	2.84	2.3%		75
223C2	Rinda silty clay loam	1.94	1.6%		45
451E2	Caleb loam	1.85	1.5%		31
715	Nodaway-Lawson-Klum complex	0.95	0.8%		68
13B	Olmitz-Zook-Vesser complex	0.89	0.7%		76
Weighted Average					32.2



FRONTAGE ROAD | VAN WERT, IA 50262

PRICE | \$1,061,500

LISTING #15105



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