



PROPERTY FOR SALE

Wapello County

132
ACRES +/-



PROPERTY DESCRIPTION

PRICE: \$877,500

This 132 +/- acres located just 7 miles south of Ottumwa in Wapello and Davis County has what it takes to grow and hold Big Iowa Whitetail. There are 50 +/- acres is crop ground with a CSR2 of 60 and the remaining acres in timber, draws, and brush creek running through the farm. There is a farmer in place for the 2024 farm season. A trail system runs throughout the farm for easy access and hidden fields surrounded by rolling hills would make several fantastic pinch points for rut and late season muzzleloader. This farm is located on the border Wapello and Davis County, this area is known to produce giant whitetail and the turkey population is abundant. Year around cover, food and water is what it takes to hold big deer, and this farm checks all the boxes.



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

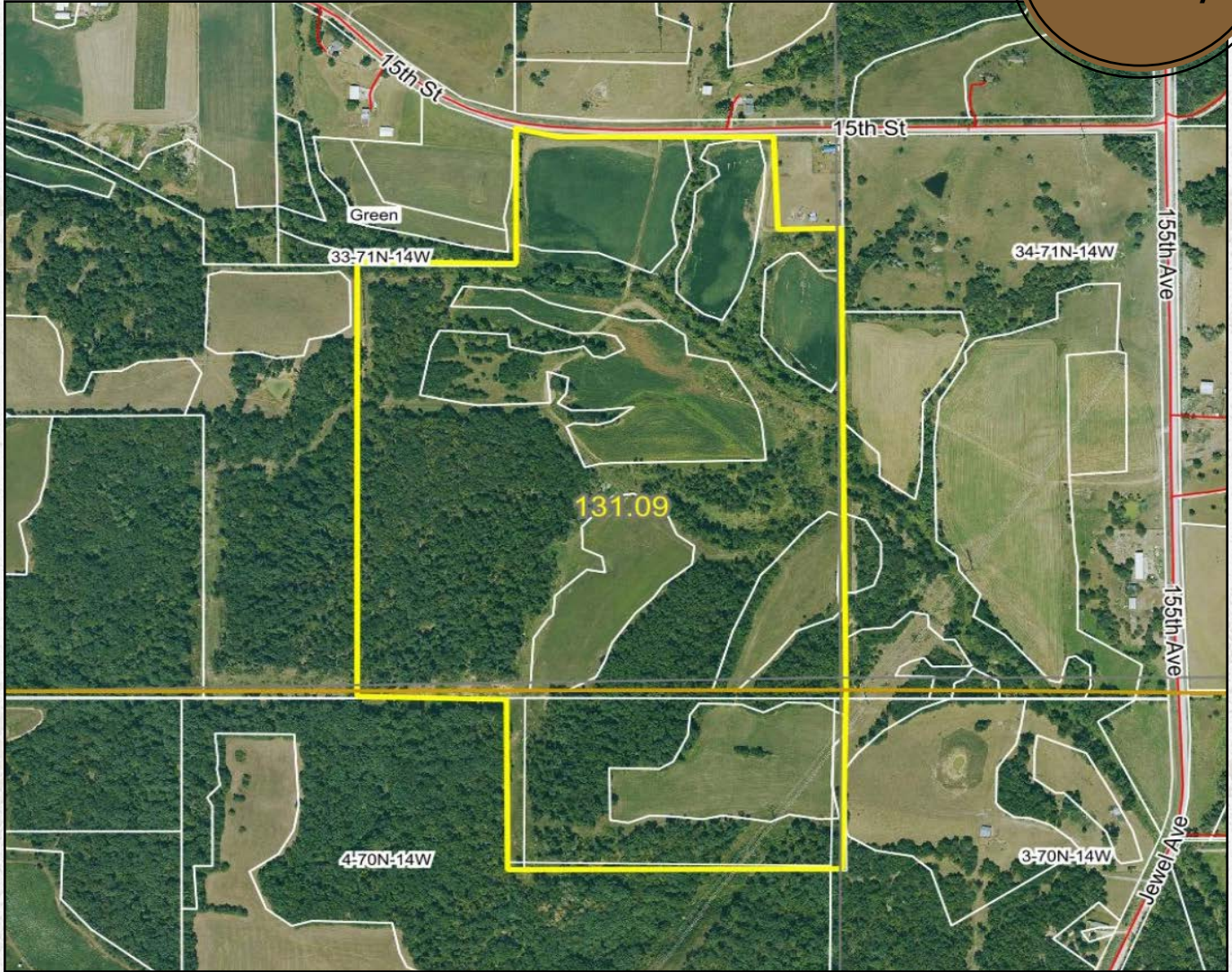
Urbandale Office
2540 106th St. Suite 201
Urbandale, IA 50322



AERIAL PHOTO

Wapello County

132
ACRES +/-



PROPERTY SPECIFICATIONS:

Asking Price:

\$877,500

Legal Description:

Section 33-71N-14W

Location:

From Ottumwa, Iowa from the corner of Lake Road and Bluegrass Road head south on Lake Road. Go south 7 miles to 15 th Street, Turn (left) east go $\frac{3}{4}$ mile and the farm will be on the south side of the road Look for a sign. 67 miles to Iowa City. 72 miles to Des Moines. 171 miles to Kansas City.

Tax Information:

Taxes: TBA

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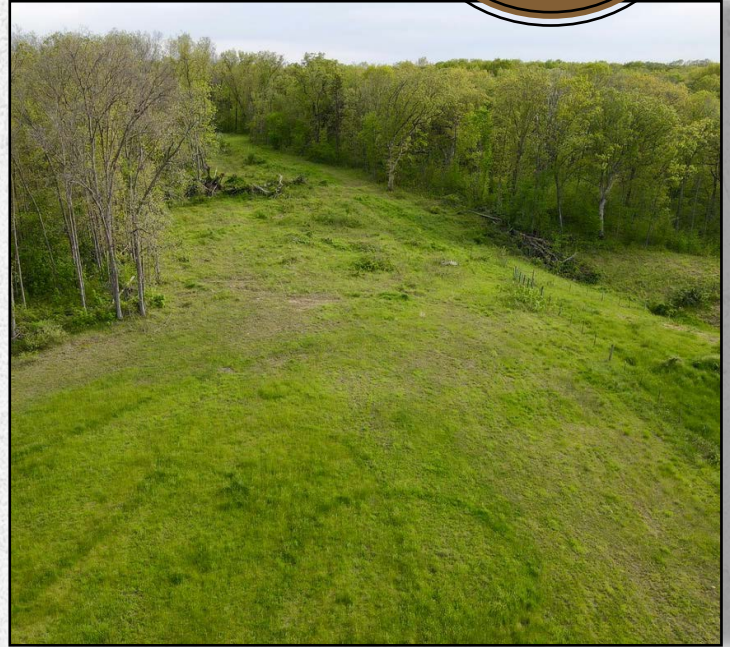
Branded in Land



PROPERTY PHOTOS

Wapello County

132
ACRES +/-





ABOUT US

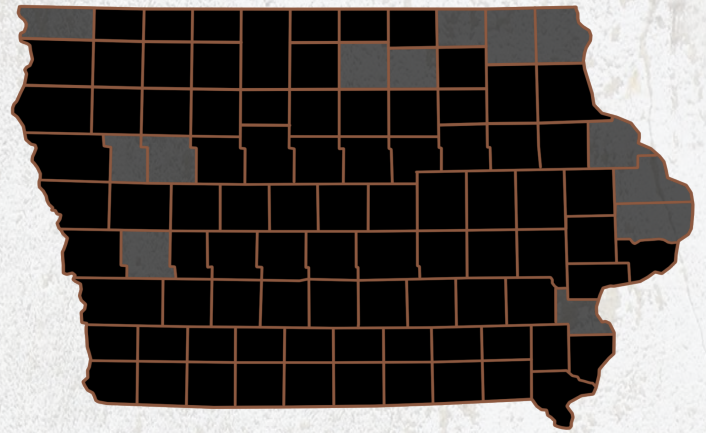
We are Iowa Land Company

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

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