



# LAND FOR SALE

Decatur County

**80**  
ACRES +/-



## FARM DESCRIPTION

**PRICE: \$439,600**

This 80 acre recreational tracts that offer a nice ROI, with good hunting potential are hard to find today in Decatur County, Iowa. Here is a very nice 80 +/- acre farm located 1.5 miles North of Garden Grove, Iowa in Decatur County.. The property consists of 59.5 +/- farmland acres currently being farmed on a corn/soybean rotation. There is a new CRP contract on the cropland acres that will enroll 54.51 tillable acres in CRP paying \$162.69 / acre. Two food plot locations were strategically left out of CRP totaling approximately 5 acres which will allow you to hunt on any wind and give you a diversity of food plot plantings. The buyer can elect to opt out of the CRP contract terms and continue to farm the farm if one desires The remaining balance consists of good wildlife habitat and a creek. Whitetail deer and turkey are high in density in the Garden Grove area. Give Land Broker Cody Skinner or Matt Skinner a call today to set up a private showing!

Call Land Broker Cody Skinner at 515-443-6343 or Land Broker Matt Skinner at 515- 443-5004 today to set up a private showing.



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

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

MATT SKINNER | LAND BROKER  
Matt@IowaLandCompany.com  
515-443-5004



# AERIAL PHOTO

Decatur County

80  
ACRES +/-



## FARM SPECIFICATIONS:

### Asking Price:

\$439,600 OR \$5,495/Acre

### Location:

From Garden Grove, Iowa drive north on 320th Ave 1 miles. The farm is located on the east side of 320th Ave. For sale signs are located on the property.

### Legal Description:

80 +/- acres located in Decatur County, Iowa; Garden Grove Township, Section 26. Exact legal will come from the abstract.

### Tax Information:

\$1,294 +/- annually estimated



# SOIL MAP

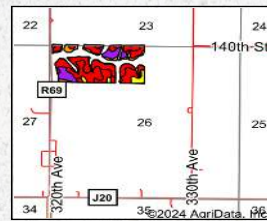
Decatur County

80  
ACRES +/-

## Details

- Decatur County, Iowa Garden Grove neighborhood, top tier area known for age class, low hunting pressure & outstanding genetics! Land in this area rarely comes up for sale.
- Five tons of organic compost and three tons of ag lime fertilizer were applied to the property in recent years
- Smaller more affordable farm that will soon be a wildlife paradise with new CRP sign-up!
- There is a new CRP contract on the cropland acres that will enroll 54.51 tillable acres in CRP paying \$162.69 / acre.
- Two food plot locations were strategically left out of CRP totaling approximately 5 acres which will allow you to hunt on any wind and give you a diversity of food plot plantings.
- The buyer can elect to opt out of the CRP contract terms and continue to farm the farm if one desires
- Seller would be willing to assist in CRP seeding and has all the equipment and knowledge. Call agents to discuss.
- Very easy to hunt & when the CRP fills in- it will be substantially better & likely will hold a large pheasant population like other CRP farms in the area
- 59.5 +/- open acres currently being farmed on a cash rent basis.
- The farm has been aggressively fertilized for the last 3 years. 6 tons of compost has been applied in the last 2 years alone. 3 tons of Des Moines water works lime have also been applied. Several hundred dollars per acre have been spent on fertility & lime.
- \$30,000+ was invested in tile & terrace work & a new fence on the east end of the farm. All waterways have been tiled & terraced as well as some moist bottom areas to assist with drainage & productivity
- Lots of whitetail deer and turkey signs on the property, this farm has been lightly hunted in the last several years. A 180" deer was shot just west of this property in 2023.
- See the trail camera history on the property!

### Soils Map



State: Iowa  
 County: Decatur  
 Location: 26-70N-24W  
 Township: Garden Grove  
 Acres: 55.34  
 Date: 8/26/2024



Soils data provided by USDA and NRCS.

Area Symbol: IA053, Soil Area Version: 29

| Code  | Soil Description  | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** | CSR | *n NCCPI Overall | *n NCCPI Corn | *n NCCPI Small Grains | *n NCCPI Soybeans |
|-------|---|-------|------------------|-------------|------------------|--------|-----|------------------|---------------|-----------------------|-------------------|
| 24E2  | Shelby clay loam, 14 to 18 percent slopes, moderately eroded          | 16.51 | 29.8%            |             | Ive              | 40     | 38  | 66               | 66            | 52                    | 49                |
| 22D2  | Clarinda silty clay loam, 9 to 14 percent slopes, moderately eroded   | 13.02 | 23.5%            |             | Ive              | 8      | 10  | 51               | 51            | 45                    | 43                |
| 24D2  | Shelby clay loam, 9 to 14 percent slopes, moderately eroded           | 7.71  | 13.9%            |             | IIIE             | 51     | 48  | 70               | 70            | 56                    | 54                |
| 22C2  | Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded    | 5.08  | 9.2%             |             | IVw              | 28     | 25  | 54               | 54            | 46                    | 42                |
| 13B   | Olmitz-Zook-Vesser complex, 0 to 5 percent slopes                     | 4.81  | 8.7%             |             | IIw              | 76     | 55  | 79               | 76            | 55                    | 73                |
| 822D2 | Lamoni clay loam, 9 to 14 percent slopes, moderately eroded           | 3.63  | 6.6%             |             | Ive              | 11     | 15  | 63               | 63            | 58                    | 44                |
| 23C2  | Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded      | 3.49  | 6.3%             |             | IIIE             | 62     | 50  | 73               | 73            | 66                    | 68                |
| 273C  | Olmitz loam, heavy till, 5 to 9 percent slopes                        | 0.52  | 0.9%             |             | IIIE             | 77     | 57  | 85               | 85            | 71                    | 71                |
| 192C2 | Adair clay loam, heavy till, 5 to 9 percent slopes, moderately eroded | 0.48  | 0.9%             |             | IIIE             | 29     | 30  | 66               | 66            | 55                    | 46                |
| 364B  | Grundy silty clay loam, 2 to 5 percent slopes                         | 0.09  | 0.2%             |             | IIe              | 72     | 75  | 79               | 79            | 67                    | 68                |

Soils data provided by USDA and NRCS.



# PROPERTY PHOTOS

*Decatur County*

**80**  
ACRES +/-








# ABOUT US

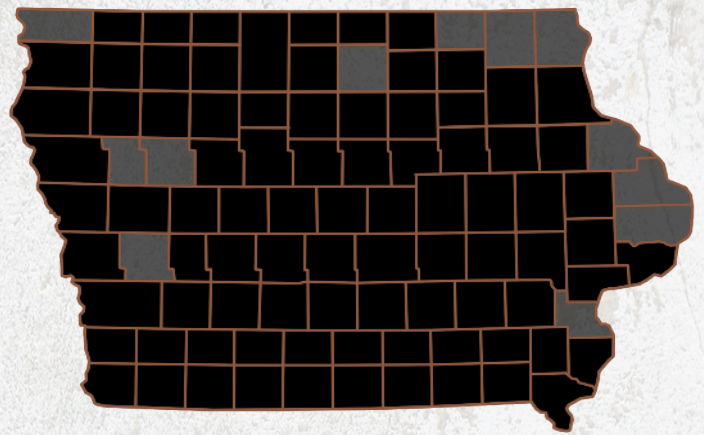
*We are Iowa Land Company*

**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*



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.

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

**MATT SKINNER | LAND BROKER**  
Matt@IowaLandCompany.com  
515-443-5004