

98.65
ACRES
M/L

DECATUR COUNTY HUNTING & PASTURE

LAND AVAILABLE

Peoples Company is pleased to present 98.65 m/l acres of excellent hunting/pasture ground located in the most sought after part of Decatur County, Iowa. The property includes a heavily timbered draw with a tree-lined creek running north to south through the entire farm. The creek is a natural travel corridor for big bucks moving to the large timber tracts in every direction. There are three ponds on the property with two that are piped for, and include cattle waterers. The area along the creek has multiple food plot locations and has been planted to trees that are currently 15 to 20 feet tall.

There are 38.32 acres that are considered FSA tillable and could be put back into row crop production for added income. The farm is not rented for the 2021 crop year. The area is known to produce giant whitetail bucks with highly managed farms owned by some of the biggest names in the industry in every direction. If you are looking for hunting ground, this property is a blank slate with loads of potential. Come take a look!

*For more information, please contact Daran Becker
at Daran@PeoplesCompany.com or 515.979.3498.*

FARM DETAILS

Total Acres | 98.65

Cropland Acres | 38.32

Corn Base | 10.31 acres
with PLC Yield of 79

Soybeans | 14.99 acres
with a PLC Yield of 32

Oats | 2.15 acres
with a PLC Yield of 39

Net Taxes | \$1,474.00

CSR2 | 43.20

PRICE

Total Price | \$349,900

Price per Acre | \$3,546.88

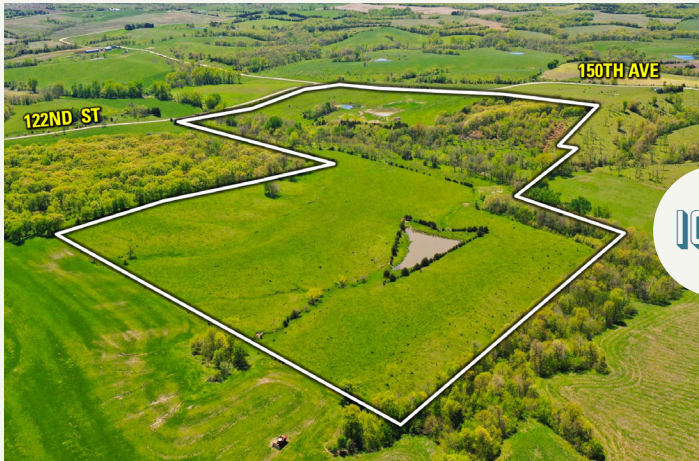
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LISTING #15525

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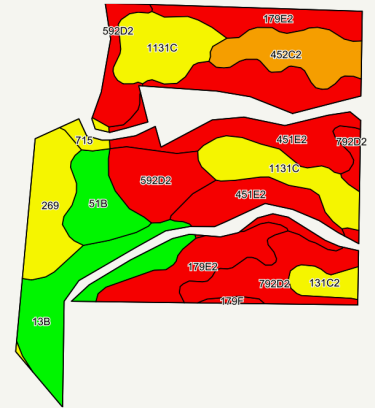
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TILLABLE SOILS

Code	Description	Acres	% Field	CSR2	Legend
451E2	Caleb loam, 14-18% slopes	8.04	21.0%	31	
1131C	Pershing silt loam, terrace, 5-9% slopes	5.32	13.9%	67	
179E2	Gara clay loam, 14-18% slopes	4.59	12.0%	23	
13B	Olmitz-Zook-Vesser complex, 0-5% slopes	4.24	11.1%	76	
592D2	Mystic clay loam, 9-14% slopes	3.79	9.9%	10	
792D2	Armstrong clay loam, 9-14% slopes	3.36	8.8%	7	
269	Humeston silt loam, 0-2% slopes	2.78	7.3%	70	
452C2	Lineville silt loam, 5-9% slopes	2.64	6.9%	46	
51B	Vesser silt loam, 2-5% slopes	2.15	5.6%	75	
131C2	Pershing silty clay loam, 5-9% slopes	0.86	2.2%	62	
715	Nodaway-Lawson-Klum complex, 0-3% slopes	0.40	1.0%	68	
179F	Gara loam, 18-25% slopes	0.15	0.4%	19	
Weighted Average:				43.2	



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DIRECTIONS

From Osceola, Iowa: Head south on Interstate 35 for 11 miles take exit 22 towards Van Wert, Iowa. Take a right heading west on 120th Street, turn north after .75 miles turn onto County Road J14. Turn west onto 115th Street and continue through for 5.75 miles. When you come to a T intersection head south on 185th Avenue for .75 miles. Turn west onto a 122nd Street and the property will be on the right hand side.

CONTACT

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515.979.3498



LEARN MORE

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