

TULIP AVENUE  
FLORIS, IA 52560



LISTING #18661  
PRICE \$1,101,937

Peoples Company proudly presents a premier 176.31 acres m/l recreational farm in northeast Davis County, Iowa—an area known for trophy whitetails and scenic countryside. Just southeast of Floris, this farm blends income-producing cropland with diverse wildlife habitat.

Rolling tillable acres flow into timbered draws, native grasses, a creek system, and multiple ponds. Multiple access points from

the south, west, and northwest provide strategic entry, while established food plots make this a turnkey hunting property.

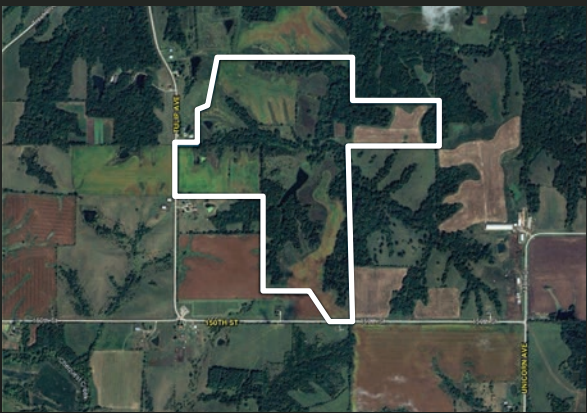
The farm includes 79.71 FSA cropland acres, with 56.39 in production (CSR2 46.1), generating \$8,700 annually. Nearly 20 additional acres are enrolled in a monarch/native mix through 2028, enhancing upland bird and deer habitat.

A two-acre stocked pond sits at the center, paired with a tucked-away campsite ideal for relaxing after a day afield. Meticulously managed for whitetails, the property comes with stands and blinds ready for archery or firearm seasons.

Whether chasing deer, upland birds, or simply enjoying the outdoors, this is a truly complete recreational farm.



**DIRECTIONS:** From Eldon, IA, cross the Des Moines River and head SW on the River Road. After 1.5 miles, head south on Eldon Floris Road. Turn south or left onto Tulip Avenue. In 3.5 miles, the farm will be on the left-hand side.



**MATT HOENIG: 319.330.9735**  
Matt.Hoenig@PeoplesCompany.com  
IA LIC S68835000

**RILEY SIEREN: 319.591.0111**  
Riley@PeoplesCompany.com  
IA LIC S66739000

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| CODE  | CSR2 |
|-------|------|
| 132C2 | 59   |
| 425D2 | 9    |
| 132B  | 67   |
| 425C2 | 27   |
| 65E2  | 29   |
| 131B  | 70   |
| 362   | 83   |
| 223C2 | 45   |
| 242D2 | 27   |
| 730B  | 77   |

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