

LAND FOR SALE

Davis County
Iowa

377.77 ACRES M/L | NEAR FLORIS, IOWA

Offered in Two Tracts

Listing #19141 | #19142

JAKE SICKELS IA LIC S67181000
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PS PEOPLES
COMPANY
INTEGRATED LAND SOLUTIONS

LISTING 19141

191.36 ACRES M/L

This 191.36-acre m/l hunting and recreational farm in Davis County, Iowa, near Floris offers a rare blend of high-quality timber, established food sources, income-producing acres, and functional improvements that make it both immediately enjoyable and manageable. Located near Floris along the Wapello/Davis County line, just south of Ottumwa in Section 18 of Salt Creek Township, this farm combines unmatched holding capacity, thoughtful design, and years of hustle—rounding out the opportunity for a new owner to enjoy years of hard work and effort immediately.

The farm is predominantly timber and features an outstanding mix of hardwoods, softwoods, and conifer cover, creating ideal year-round habitat for whitetail deer, turkey, and upland wildlife. Open areas throughout the property have been strategically developed into established food plots that have traditionally been maintained in a corn and soybean rotation, providing a consistent, high-energy food source that enhances the farm's ability to hold and grow mature whitetails.

Income and conservation are supported by 34.29 acres enrolled in CRP and paying \$4,421 annually, with contracts expiring in 2026, 2030, and 2035, offering flexibility for future management decisions. The CRP practices include CP25 (Rare and Declining Habitat), CP22 (Riparian Buffers), and CP38E-4D (Pheasant Habitat Restoration in Iowa's Core Range). Together, these programs provide food, nesting, and escape cover for wildlife, increase vegetation diversity, reduce soil erosion, and protect water quality—further strengthening the property's overall habitat quality and recreational value.

The adjoining parcel to the west would complement this property exceptionally well. Prospective Buyers should note that the adjoining land consisting of 186.41 acres can be purchased in addition to this offering. Please reference Peoples Company listing #19142.



SILVER TRAIL FLORIS, IA 52560

IMPROVEMENTS

- + 36' x 52' steel building
- + Established food plots
- + Manicured trail system
- + Custom metal gate entry
- + Treestand locations
- + 10' Redneck tower
no blind (negotiable)

The Seller has recently removed an old home and several buildings from the property. The property taxes may be lower in the future as a result.

DIRECTIONS

From Floris, Iowa: Travel east out of town on Highway J15 / Floris Road. Turn right and continue east on Silver Trail for 0.9 miles. The property will be located on the north side of Silver Trail. Please look for the Peoples Company signage.



LISTING PRICE: \$1,243,840
NET TAXES: \$2,040.00



LISTING 19142

186.41 ACRES M/L

This turn-key, Cadillac 186.41-acre m/l hunting farm in Davis County, Iowa presents a rare opportunity to acquire a fully developed, income-producing recreational property with exceptional feel and documented performance. Located near Floris along the Wapello/Davis County line, just south of Ottumwa in Section 18 of Salt Creek Township, this farm combines substantial income, thoughtful design, and years of proven hunting success.

At the core of the property are 116.36 acres enrolled in CRP, generating over \$19,500 in annual income through two active contracts expiring in 2027. One contract is enrolled in CP38E-2, emphasizing native grasses and high-quality habitat cover, while the second is in CP1, implementing native grasses and legumes.

A standout feature of this property is the 11.45 acres of NRCS-approved, income-producing food plots. These plots have been historically in a corn and soybean rotation, along with clover and brassica blends, providing consistent warm and cool-season nutrition.

The tract itself boasts an excellent, well-documented hunting history, with consistent success on high-quality whitetail deer, along with strong turkey populations and excellent shed hunting. The diverse habitat also provides opportunities for mushroom hunting and upland bird hunting.

This is not a project farm or a work-in-progress—it is a finished, thoughtfully managed southern Iowa hunting farm ready for immediate enjoyment and long-term investment.

The adjoining parcel to the west would complement this property exceptionally well. Prospective Buyers should note that the adjoin land consisting of 186.41 acres can be purchased in addition to this offering. Please reference Peoples Company listing #19141.



SILVER TRAIL FLORIS, IA 52560

IMPROVEMENTS

- + Established food plots
- + Mowed trails
- + Three new 6x7 Redneck tower blinds (*negotiable*)
- + Tree stand locations
- + Custom steel entry gates

There is an access easement along the east boundary of the property that benefits an adjacent parcel of land to the south.

DIRECTIONS

From Floris, Iowa: Travel east out of town on Highway J15 / Floris Road. Turn right and continue east on Silver Trail for 0.9 miles. The property will be located on the north side of Silver Trail. Please look for the Peoples Company signage.



LISTING PRICE: \$1,211,665
NET TAXES: \$3,158.65

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Scan the QR code
to view listing
#19142 online!



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