



**338 ACRES M/L**

***OFFERED AS THREE LISTINGS***

**WAYNE COUNTY, IOWA**

**DOUG BEAR, ALC | LIC IA S67986000**

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# PROPERTY INFORMATION



## Premier Recreational & Whitetail Mecca | Southern Wayne County, Iowa

Situated in the heart of southern Wayne County, this exceptional turn-key recreational and income-producing property represents everything serious land buyers seek in a premier southern Iowa hunting farm. Located within Iowa's renowned Zone 5, widely recognized for producing trophy-class whitetails and consistent Boone and Crockett entries, this farm has been carefully developed and managed with a clear focus on habitat improvement, wildlife retention, hunting strategy, and long-term income performance.

The Middle Fork of Medicine Creek winds through the heart of the property, creating a live water corridor that naturally funnels wildlife movement while providing a year-round water source. This creek system enhances habitat diversity with natural pinch points, dense travel corridors, and ideal stand locations throughout. Rolling ridges transition into pockets of mature hardwood timber, thick draws, and edge habitat, all working together to create exceptional success for mature whitetails, while the layout promotes predictable deer movement and offers multiple low-impact access routes for varying wind conditions and hunting strategies.

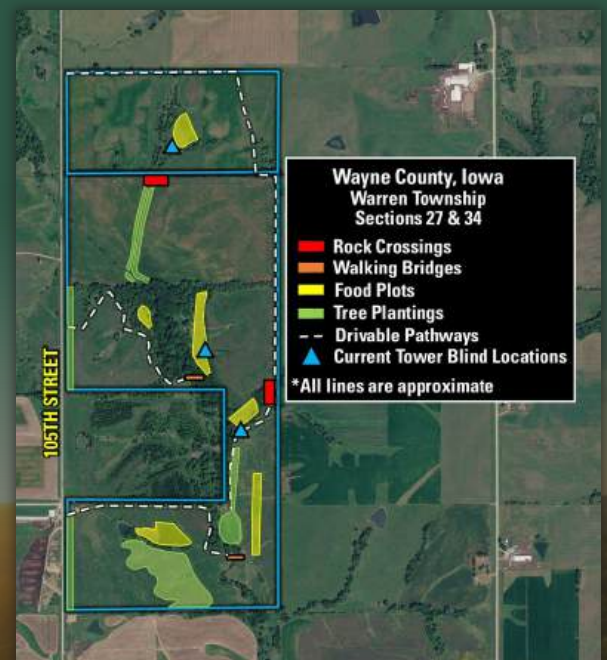
The property has been intensively managed for both recreation and income, featuring 174.38 acres enrolled in the Conservation Reserve Program (CRP) that generate \$28,916 annually while providing outstanding bedding cover, thermal protection, and nesting habitat. An additional 94.58 tillable acres, which are leased through the 2027 crop season, contribute dependable annual income while serving as a consistent food source that helps hold wildlife year-round. The combination of CRP, row-crop production, timber, live water, and strategic food-plot locations creates an ideal balance between strong investment returns and elite habitat. Wildlife populations are exceptional, with consistent use by whitetail deer, turkey, pheasants, quail, and bobcat. A limited-pressure management approach has created a true sanctuary environment where deer can mature into older age classes, while natural funnels, ridge systems, transition zones, and carefully positioned food plots make this property a legitimate whitetail destination.

Enhancing the property is an impressive, expertly crafted 30' x 53' (1,590 sq ft) Morton steel utility building. This versatile structure features a polished concrete floor, a large overhead door for convenient access, and beautifully finished living quarters, including an upper-level sleeping area that offers elevated comfort and privacy. A dedicated storage area on the western end of the building provides space for utility vehicles, equipment, or outdoor equipment, delivering an exceptional blend of practicality and hunting accommodations. Utility services are already in place, including rural water supplied by Rathbun Regional Water Association and electricity provided by Chariton Valley Electric Cooperative.

Conveniently located just 2.50 miles south of Allerton along the east side of 105th Street near County Highway S26, the property offers easy access without sacrificing privacy and seclusion. Numerous improvements, including extensive tree plantings, conservation-minded farming practices, established food plots, stream crossings, and other habitat enhancements, show a strong commitment to stewardship and long-term sustainability. Properties in southern Wayne County offering this level of habitat quality, proven hunting performance, recreational diversity, and reliable income are becoming increasingly rare. For buyers seeking a true southern Iowa legacy hunting farm with strong annual returns and outstanding recreational appeal, this property stands among the very best the region has to offer.

## Improvements

- 30' x 54' Morton building (2013) with living quarters, and loft improvements (2022)
- Tree Plantings - Over 11,000+ trees have been planted across the farm, including but not limited to Oak (Black, Bur, Chinkapin, Mixed, Pin, Red, White), Black Walnut, Black Cherry, Pecan, Elderberry, Hazelnut, Shellbark Hickory, etc.
- CRP Management Areas - Managed for wildlife habitat and conservation, enrolled in 13 different CRP programs across the entire farm, maximizing annual returns on the property.
- Walking Bridges - Increased access at the Central Food Plot (north crossing) and South Medicine Creek Crossing (south crossing) into specific hunting areas and habitat zones.
- North/East Rock Crossings - Aids in large equipment movement across the property to maintain tillable ground and food plots while enabling hunting access, depending on prevailing winds.
- Food Plots - Strategically placed food plots enhance the property's wildlife capacity.



## Contact

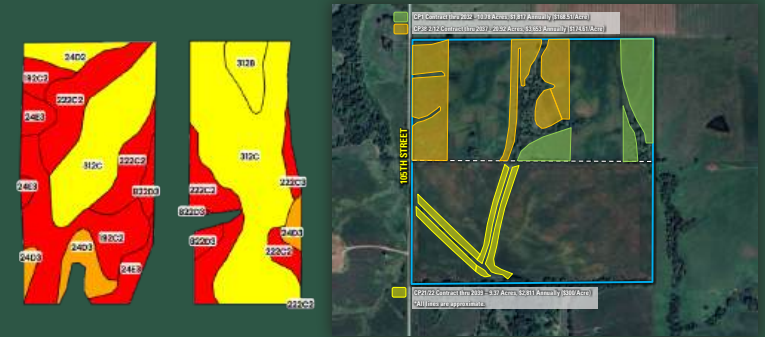
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# LISTING #19410

## Current Tillable Soils Map

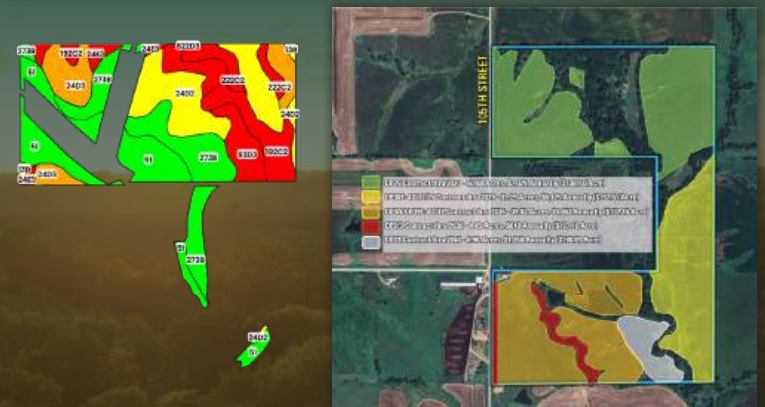
Code	Description	Acres	% of Field	IA CSR2
312C	Seymour silt loam	15.06	43.72 %	58
222C2	Clarinda silty clay loam	6.95	20.17 %	28
192C2	Adair clay loam	5.25	15.24 %	29
24D3	Shelby clay loam	1.87	5.43 %	45
24E3	Shelby clay loam	1.70	4.93 %	27
312B	Seymour silt loam	1.22	3.54 %	64
24D2	Shelby clay loam	1.04	3.02 %	51
<b>Average:</b>			<b>43.5</b>	



# LISTING #19411

## Current Tillable Soils Map

Code	Description	Acres	% of Field	IA CSR2
51	Vesser silt loam	14.51	20.26 %	75
273B	Olmitz loam	14.49	20.23 %	81
24D2	Shelby clay loam	9.79	13.67 %	51
24D3	Shelby clay loam	8.33	11.63 %	45
192C2	Adair clay loam	6.53	9.12 %	29
312C	Seymour silt loam	4.69	6.55 %	58
93D3	Shelby-Adair complex	4.23	5.91 %	33
222C2	Clarinda silty clay loam	3.48	4.86 %	28
93D2	Shelby-Adair complex	2.96	4.13 %	32
24E3	Shelby clay loam	2.08	2.90 %	27
<b>Average:</b>			<b>56.1</b>	





SCAN THE QR CODE TO VIEW THIS LISTING ONLINE

**338 ACRES M/L**



**Listing #19409**

**80 ACRES M/L**



**Listing #19410**

**258 ACRES M/L**



**Listing #19411**

1108 S. 44th Street, Suite 102  
Cumming, IA 50061



PeoplesCompany.com

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### Directions

From Allerton, Iowa: Travel south out of town on County Highway S26 for 2.50 miles and turn right (west) onto Garden Street. Continue to 105th Street and turn left (south). Continue for 1.25 miles, and the farm will be on the east side of the road. Look for the Peoples Company signs.