

BUCHANAN COUNTY LAND AVAILABLE

NORTH DORIS AVENUE
INDEPENDENCE, IA 50644

1

6

5

A

C

M / L

LISTING #19717



TRAVIS SMOCK

&

JERED RAVE

319.361.8089

Travis.Smock@PeoplesCompany.com
IA LIC S62642000

563.920.2399

Jered.Rave@PeoplesCompany.com
IA LIC S73426000

DESCRIPTION 165 Acres m/l of Prime Buchanan County, Iowa Recreational Land. This exceptional tract offers a rare mix of high-quality habitat, proven hunting history, and productive cropland in one of Northeast Iowa's premier recreational corridors. The farm features 75+ acres of thick timber with Pine Creek running through the center, creating outstanding bedding, water, and year-round wildlife attraction.

With 84.37 m/l tillable acres carrying a CSR2 of 66.8, the property is supported by strong Bassett Loam and Clyde-Floyd soils. The cropland is leased for 2027, providing reliable income from a long-term tenant.

The hunting setup is turnkey, managed for mature whitetails with established stand sites, diverse cover, natural water, and multiple food plot locations. The area is known for holding excellent older age-class bucks, with a storied history including a previous state record deer living within the timber area. The buyer receives full hunting rights this fall, and existing stands may be purchased from the current hunting tenant.

The farm will be surveyed, and additional cropland is available across the road to the west for buyers seeking a larger land portfolio. The farm splits have been carefully thought out to allow the Buyer the opportunity to have good income and access, along with future food plot and building site locations. Located between Independence and Winthrop in Sections 28, 29, 32 & 33 of Byron Township, the property offers convenient access from North Doris Avenue and 205th Street.

A rare opportunity to acquire a balanced farm with income, established habitat, and turnkey hunting in Buchanan County, Iowa.

DIRECTIONS *From Independence:*

Head east on 220th Street (CR-D22) for 3.1 miles, then turn left onto N Doris Avenue. Continue for 0.9 miles. The property will be on your right, beginning immediately after you cross the railroad tracks.

From Winthrop: Head west on 220th Street (CR-D22) for 4 miles, then turn right onto N Doris Avenue. Continue for 0.9 miles. The property will be on your right, starting just after you cross the railroad tracks.

Price: \$1,320,000

LISTING AGENTS

TRAVIS SMOCK: 319.361.8089

Travis.Smock@PeoplesCompany.com
IA LIC S62642000

JERED RAVE: 563.920.2399

Jered.Rave@PeoplesCompany.com
IA LIC S73426000

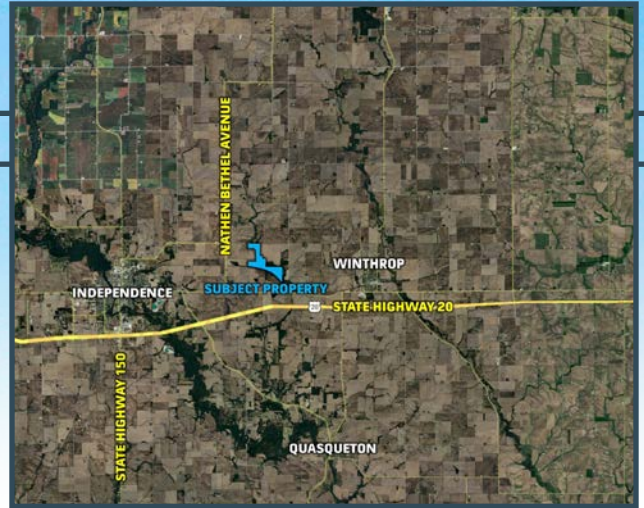




TILLABLE SOILS

Code	Soil Description	Acres	% of Field	CSR2
391B	Clyde-Floyd complex	24.50	29.04%	87
777	Wapsie loam	21.35	25.31%	51
171B	Bassett loam	16.32	19.35%	85
585	Coland-Spillville complex	7.73	9.16%	70
241B	Burkhardt-Saude complex	6.09	7.22%	33
776C	Lilah sandy loam	3.96	4.70%	5
407B	Schley loam	2.82	3.34%	81
1585	Spillville-Coland complex	1.51	1.79%	22
5010	Pits, sand and gravel	0.09	0.10%	

TOTAL 74.37 AVERAGE 66.8

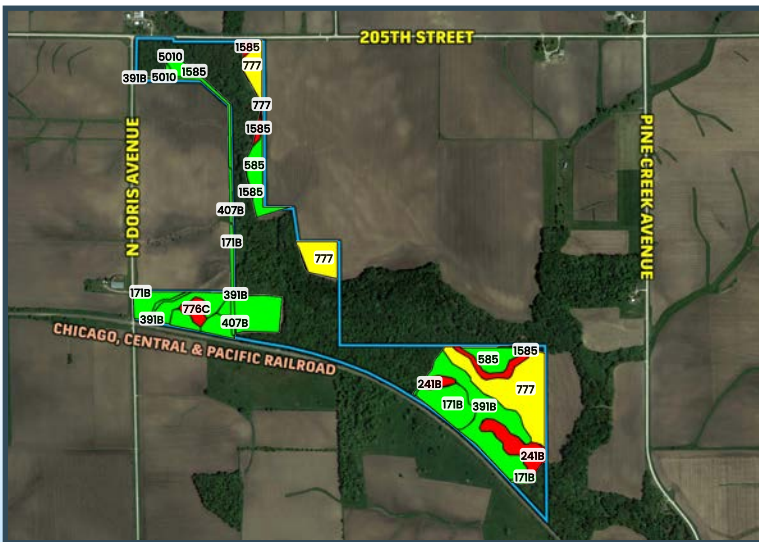


SCHOOL DISTRICT: Independence Community School District

GENERAL AREA: Between Independence and Winthrop

NET TAXES: \$3,392.00

ZONING: Ag





Peoples Company - Independence
2300 Swan Lake Blvd, Ste 300
Independence, IA 50644

PEOPLESCOMPANY.com
LISTING #19717

Follow us on social media:



BUCHANAN COUNTY LAND AVAILABLE

1

6

5

A

C

M / L

TRAVIS SMOCK

319.361.8089
Travis.Smock@PeoplesCompany.com
IA LIC S62642000

JERED RAVE

563.920.2399
Jered.Rave@PeoplesCompany.com
IA LIC S73426000

