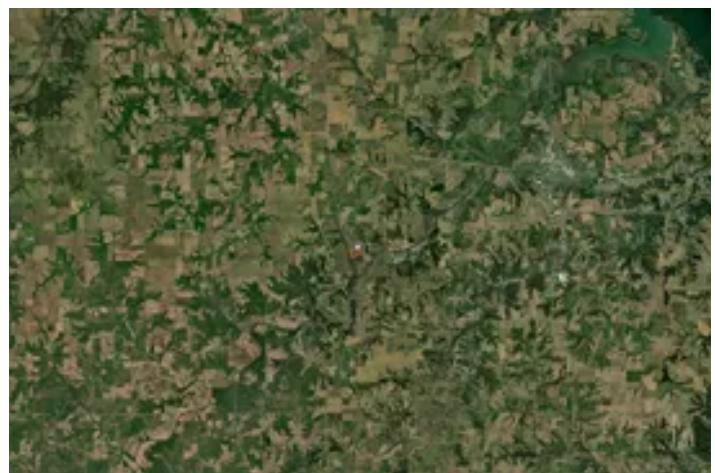


**Marion County, IA 64 Acres of Land for Sale**  
064 60th ave  
Melcher-Dallas, IA 50062

**\$489,600**  
64± Acres  
Marion County



**MORE INFO ONLINE:**

[www.landguys.com](http://www.landguys.com)

## Marion County, IA 64 Acres of Land for Sale

Melcher-Dallas, IA / Marion County

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### SUMMARY

#### **Address**

064 60th ave

#### **City, State Zip**

Melcher-Dallas, IA 50062

#### **County**

Marion County

#### **Type**

Farms, Hunting Land, Recreational Land, Business Opportunity

#### **Latitude / Longitude**

41.284245 / -93.232848

#### **Acreage**

64

#### **Price**

\$489,600

#### **Property Website**

<https://landguys.com/property/marion-county-ia-64-acres-of-land-for-sale-marion-iowa/92770/>



**MORE INFO ONLINE:**

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**Marion County, IA 64 Acres of Land for Sale  
Melcher-Dallas, IA / Marion County**

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**PROPERTY DESCRIPTION**

**Prime 64-acre Marion County farm offering strong income, rich habitat, and premier recreation.**

This 64-acre income-producing farm in Marion County, Iowa, combines top-end agricultural potential with excellent recreational appeal. Featuring strong soils, diverse habitat, and a steady annual income, this property is a standout opportunity for both land investors and outdoor enthusiasts. The farm is enrolled in a CRP program through 2039, producing \$14,866 annually while creating exceptional wildlife cover. White Breast Creek flows along the south boundary, offering scenic views, natural beauty, and a reliable water source. A 5-acre food plot combined with a newly installed blind makes for an ideal shotgun or muzzleloader setup, while the tall native grasses provide prime bedding and security cover. Surrounded by expansive agricultural fields, this property becomes the hub for food and cover once the surrounding crops are harvested—drawing wildlife from all directions and creating outstanding hunting opportunities.

With strong soils averaging a CSR2 of 75.7, the farm also provides excellent potential for future row crop conversion if desired. Located just 7 miles from Melcher-Dallas, 22 miles from Chariton and Indianola, and only 35 miles from Des Moines, this farm offers an ideal blend of rural seclusion and easy access to nearby towns and amenities. It's a truly unique investment and recreational opportunity in Marion County.

**KEY FEATURES**

- 64-acre income-producing farm in Marion County, Iowa, offering strong agricultural potential and excellent recreational appeal
- CRP program enrollment through 2039, generating \$14,866 annually while enhancing wildlife habitat and cover
- White Breast Creek borders the south side, providing scenic views, a natural water source, and increased wildlife activity
- Hunting and recreation features include a 5-acre food plot, a new blind, and tall native grasses for bedding and security—ideal for deer and upland game
- Strong soils (CSR2 of 75.7) provide potential for future row crop use, and the location—7 miles from Melcher-Dallas, 22 miles from Chariton/Indianola, and 35 miles from Des Moines—offers both seclusion and convenient access

**Marion County, IA 64 Acres of Land for Sale  
Melcher-Dallas, IA / Marion County**

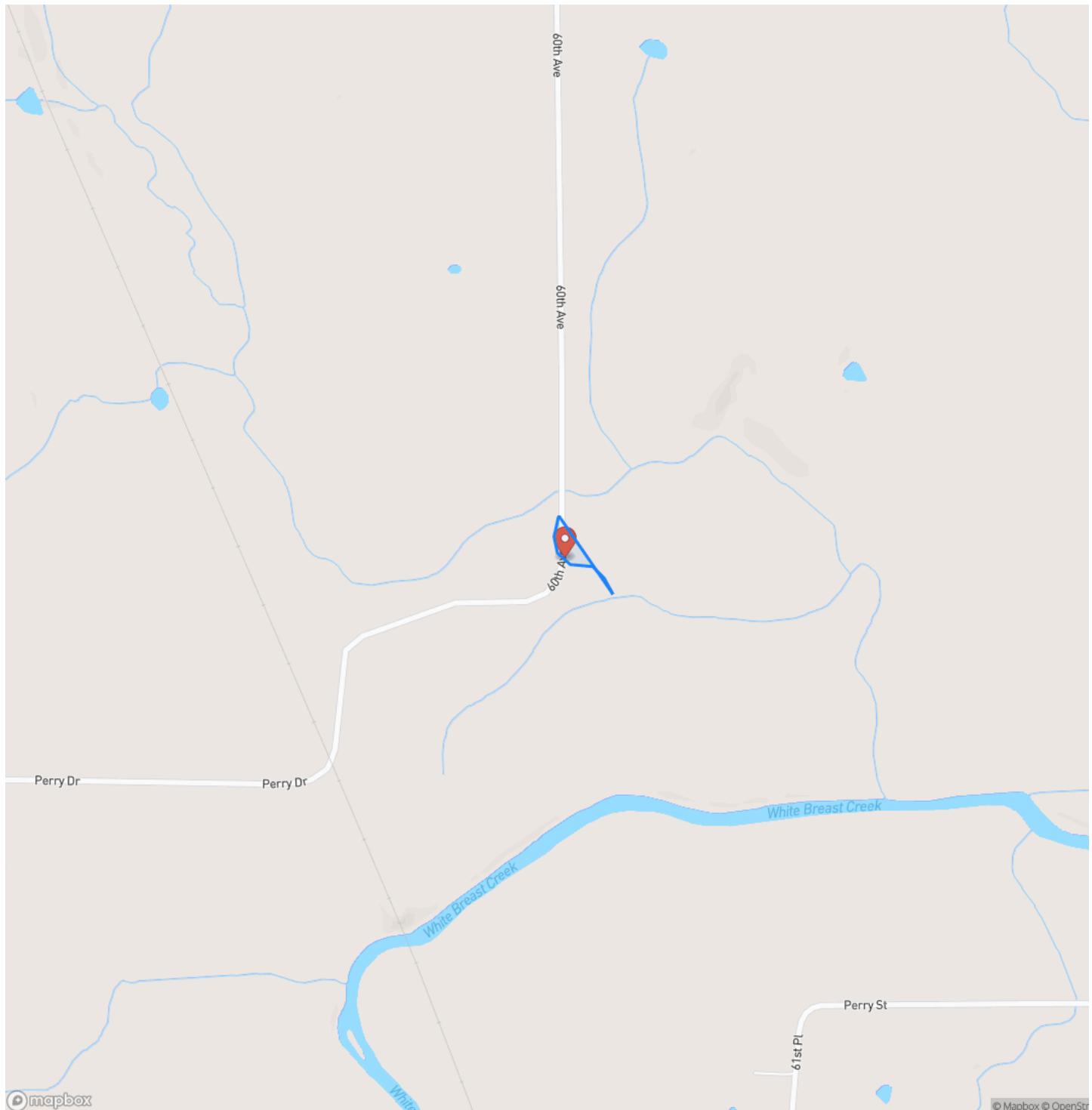
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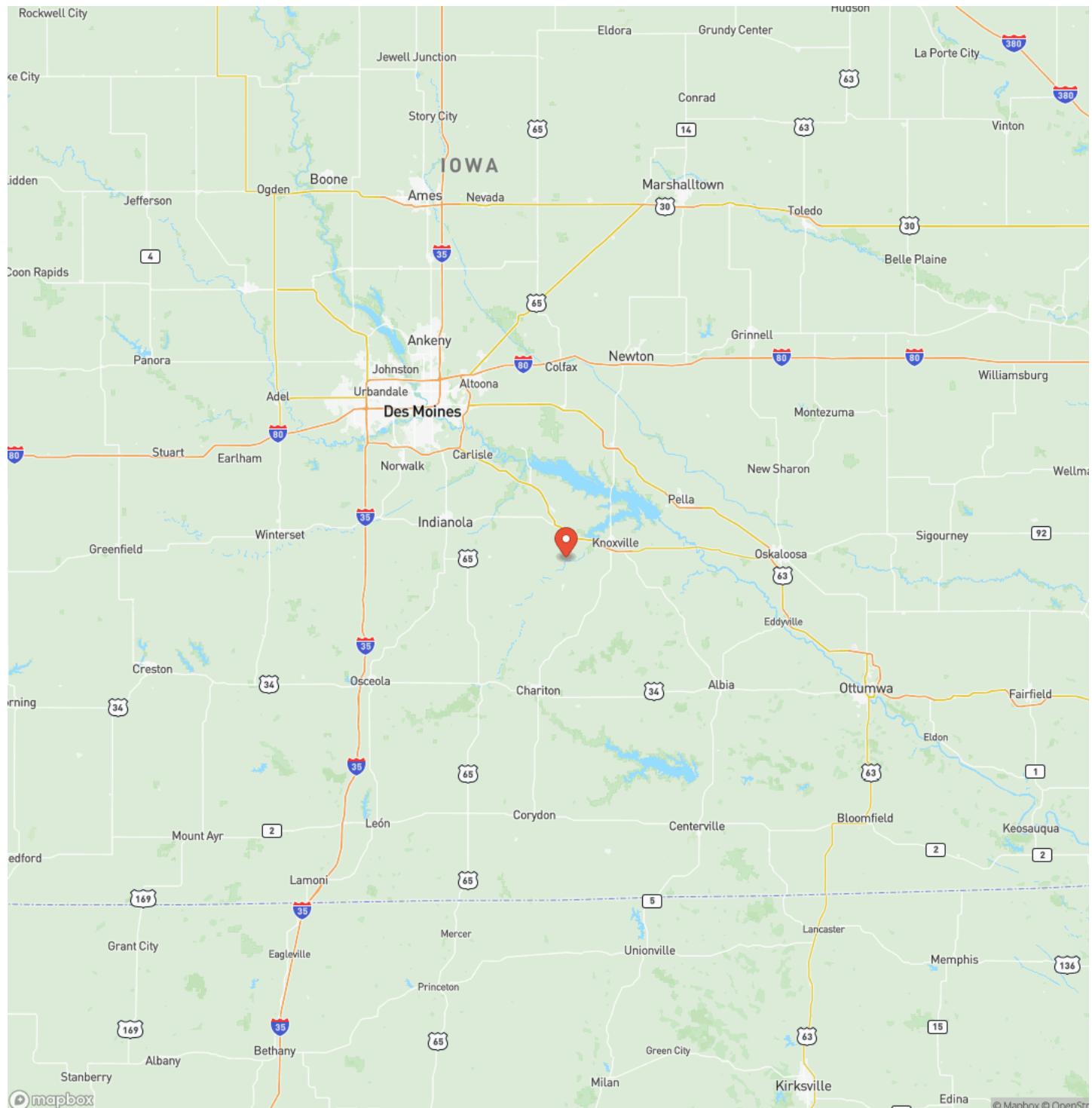
## Locator Map



**MORE INFO ONLINE:**

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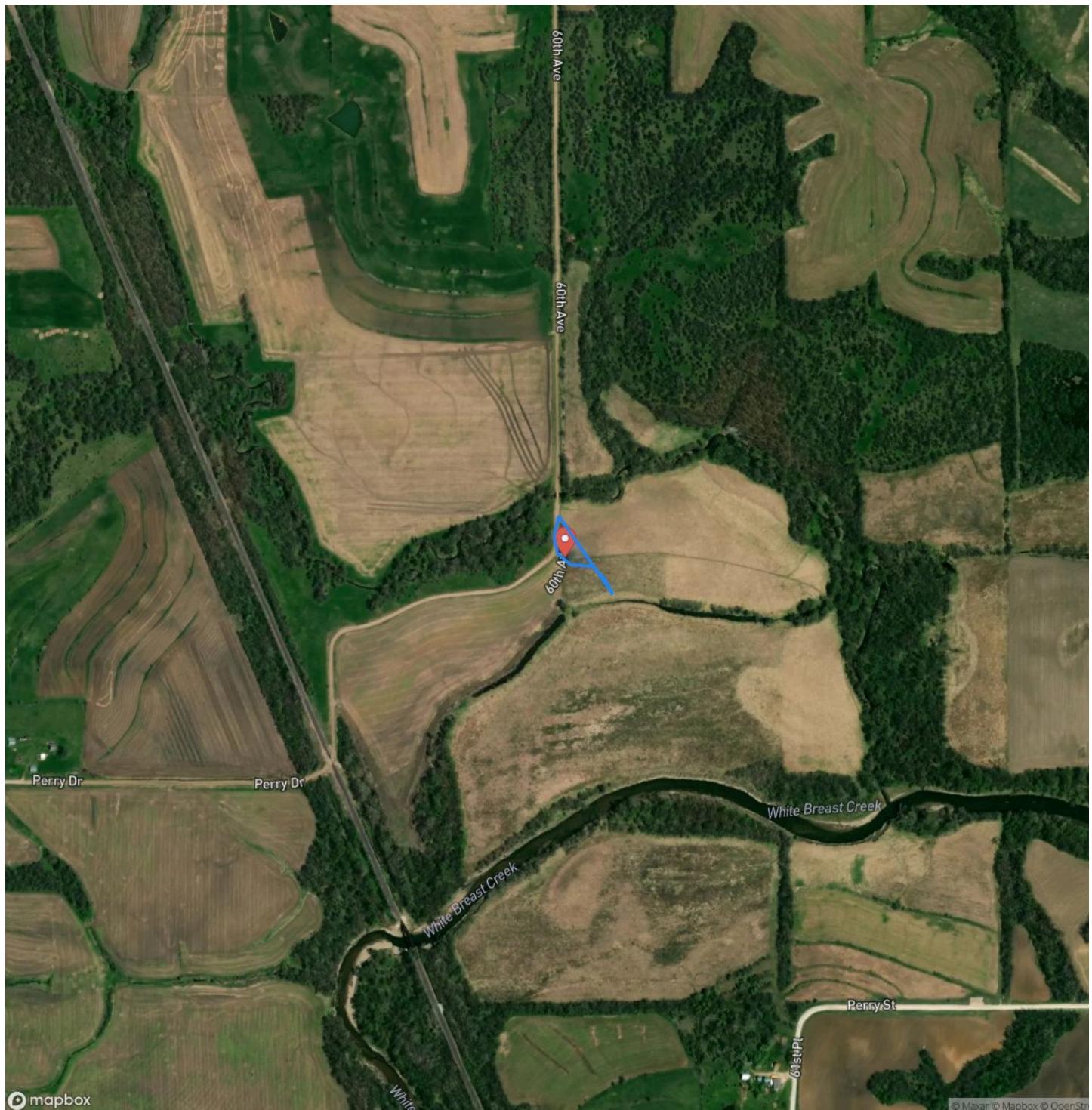
## Locator Map



**MORE INFO ONLINE:**

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## Satellite Map



**MORE INFO ONLINE:**

[www.landguys.com](http://www.landguys.com)

## Marion County, IA 64 Acres of Land for Sale Melcher-Dallas, IA / Marion County

## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

Danny Fane

## Mobile

(518) 588-4497

## Email

dfane@landguys.com

## Address

**City / State / Zip**

## NOTES

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## NOTES

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