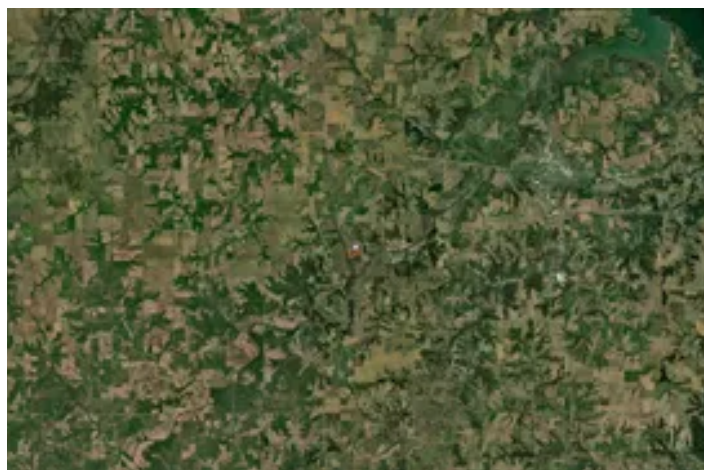


Marion County, IA 64 Acres of Land for Sale
064 60th ave
Melcher-Dallas, IA 50062

\$489,600
64± Acres
Marion County



Marion County, IA 64 Acres of Land for Sale

Melcher-Dallas, IA / Marion County

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/>



Marion County, IA 64 Acres of Land for Sale

Melcher-Dallas, IA / Marion County

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.

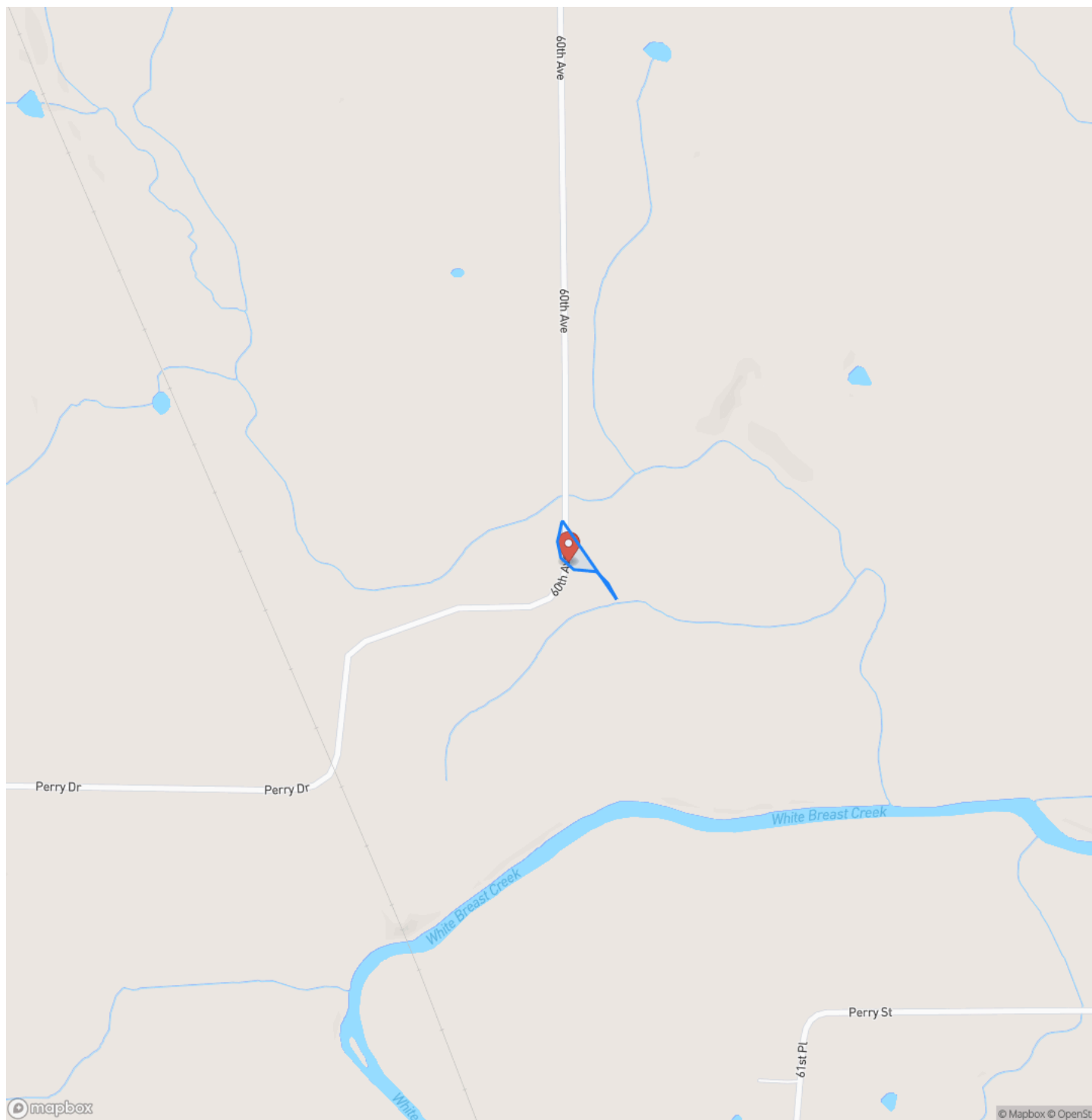
KEY FEATURES

- 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

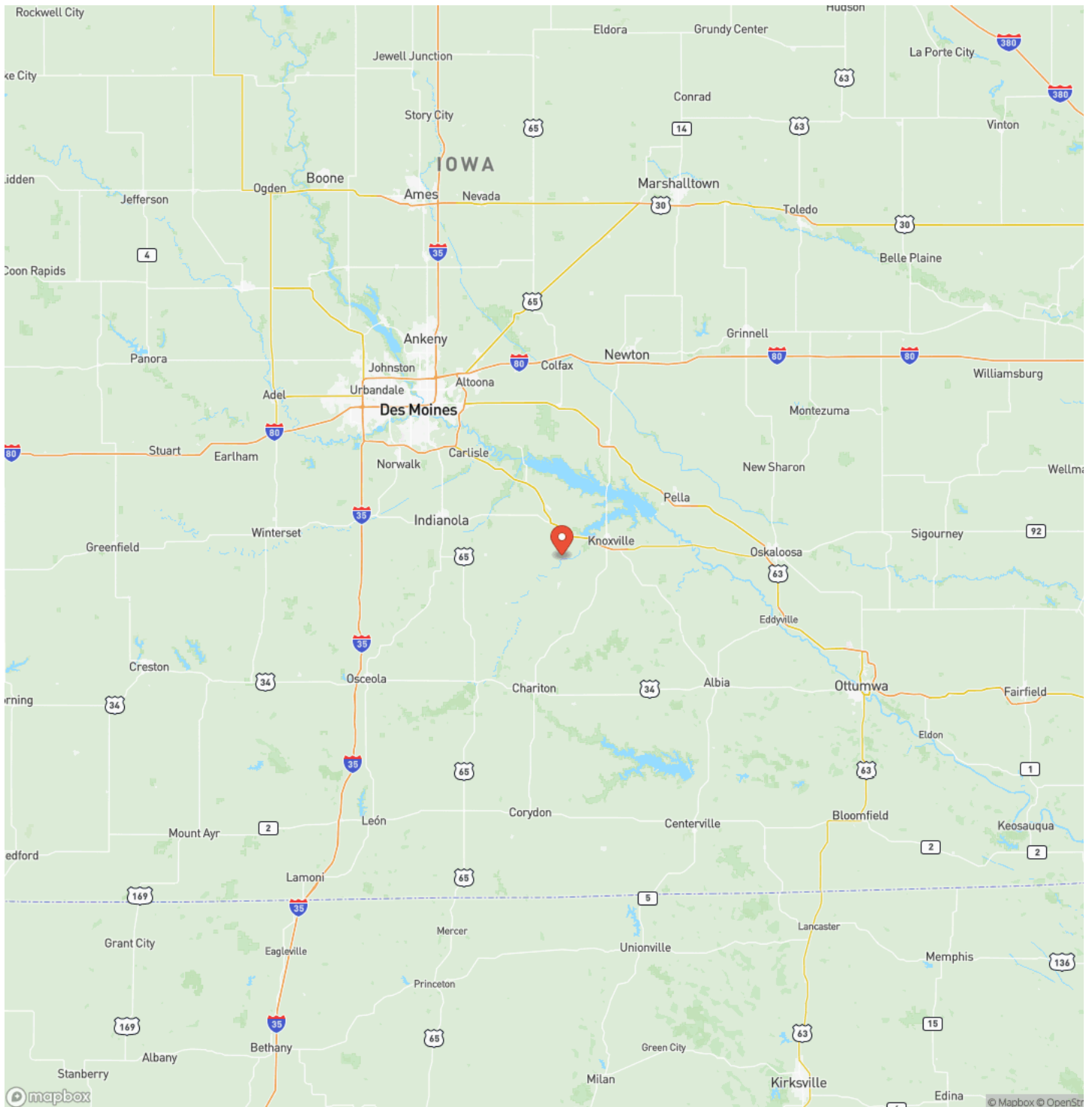
Marion County, IA 64 Acres of Land for Sale
Melcher-Dallas, IA / Marion County



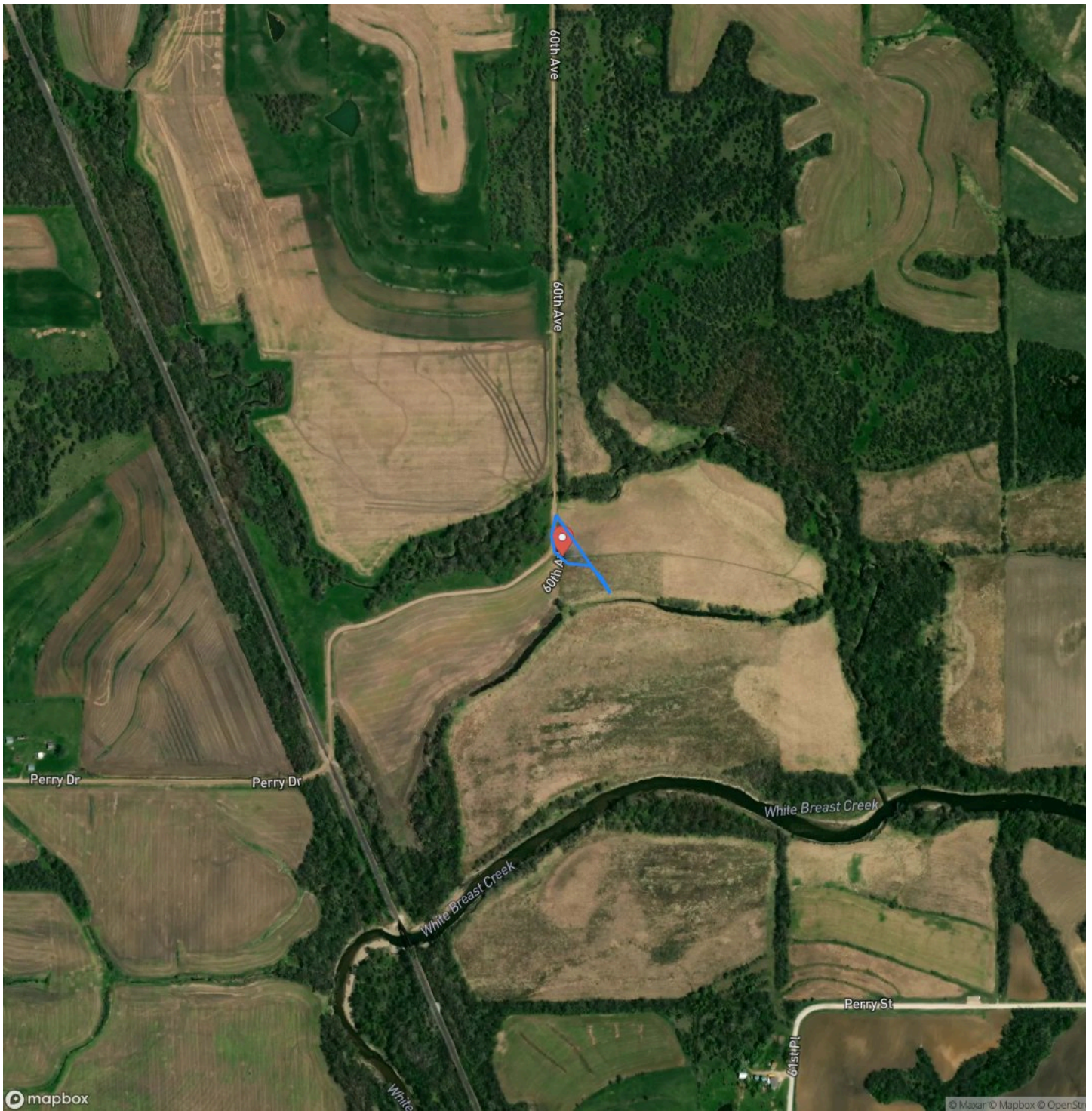
Locator Map



Locator Map



Satellite Map



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

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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