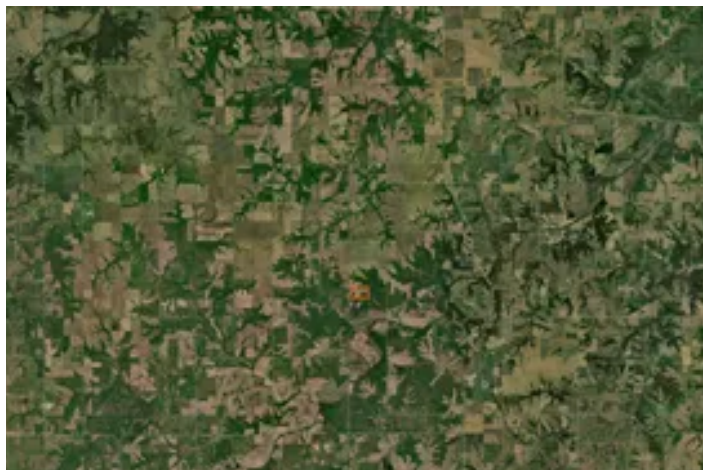


Marion County, Iowa 84 Acres of Land for Sale
000 20th PL
Lacona, IA 50139

\$609,000
84± Acres
Marion County



Marion County, Iowa 84 Acres of Land for Sale
Lacona, IA / Marion County

SUMMARY

Address

000 20th PL

City, State Zip

Lacona, IA 50139

County

Marion County

Type

Farms, Hunting Land, Recreational Land

Latitude / Longitude

41.220691 / -93.309252

Acreage

84

Price

\$609,000

Property Website

<https://landguys.com/property/marion-county-iowa-84-acres-of-land-for-sale/marion/iowa/98332/>



Marion County, Iowa 84 Acres of Land for Sale

Lacona, IA / Marion County

PROPERTY DESCRIPTION

84± Acre Iowa Farm Offering Strong Income, Trophy Whitetail Hunting, and Long-Term Investment Value.

LandGuys is pleased to offer this outstanding 84± acre tillable and recreational farm located in south-central Iowa, just minutes from Melcher-Dallas. Positioned in a highly desirable area known for exceptional whitetail and turkey hunting, this property delivers a rare blend of income-producing farmland, quality wildlife habitat, and recreational appeal.

The farm features a strong CSR2 rating of 58, with a greater percentage of productive tillable acres that provide reliable agricultural performance. The cropland is currently operated under a 50/50 crop-share agreement, generating approximately \$10,400 in annual income, making this an attractive opportunity for both investors and owner-operators seeking immediate cash flow.

Beyond the tillable ground, the property offers excellent habitat diversity with timbered cover and natural terrain features that enhance wildlife movement and security. The farm is surrounded by large, well-managed tracts with like-minded landowners, creating an environment where whitetail deer have the opportunity to reach their full genetic potential, along with a healthy population of wild turkeys.

A stocked pond provides a dependable water source and recreational fishing opportunities, further strengthening the farm's appeal. The layout of the property also presents potential building sites for a future home or cabin, offering the chance to enjoy peaceful country living while remaining within a convenient commute to Des Moines.

This 84± acre farm represents a high-quality combination property-blending strong tillable income, excellent hunting, and long-term investment value in a sought-after location. Contact Danny Fane today for additional details or to schedule a private showing.

KEY FEATURES

- 84± acres tillable and recreational Iowa farm
- Strong CSR2 rating, reliable agricultural income
- 50/50 crop-share generating annual cash flow
- Exceptional whitetail and turkey hunting habitat
- Stocked pond, diverse cover, quality wildlife
- Potential homesite near Des Moines commute

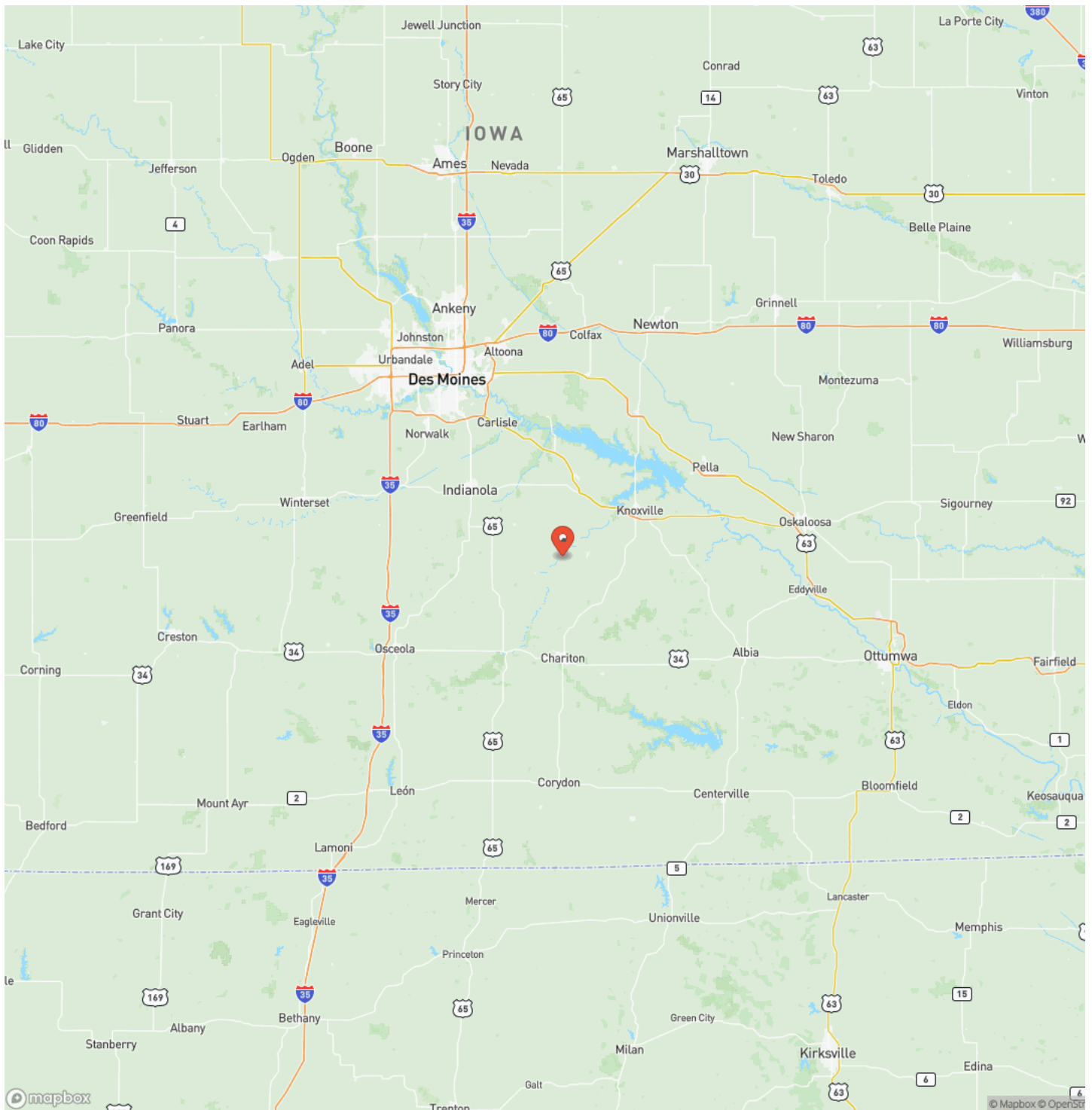
Marion County, Iowa 84 Acres of Land for Sale
Lacona, IA / Marion County



Locator Map



Locator Map



MORE INFO ONLINE:

www.landguys.com

Satellite Map



Marion County, Iowa 84 Acres of Land for Sale Lacona, IA / Marion County

LISTING REPRESENTATIVE

For more information contact:



Representative

Danny Fane

Mobile

(518) 588-4497

Email

dfane@landguys.com

Address

City / State / Zip

Ottumwa, IA 52501

NOTES

[illegible]

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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