

Marion County, Iowa 70.65 Acres of Land for Sale
07 20th PL
Lacona, IA 50139

\$512,212
70.56± Acres
Marion County



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Lacona, IA / Marion County

SUMMARY

Address

07 20th PL

City, State Zip

Lacona, IA 50139

County

Marion County

Type

Farms, Hunting Land, Recreational Land

Latitude / Longitude

41.220691 / -93.309252

Acreage

70.56

Price

\$512,212

Property Website

<https://landguys.com/property/marion-county-iowa-70-65-acres-of-land-for-sale/marion/iowa/98449/>



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PROPERTY DESCRIPTION

70-acre Iowa combination farm with income, trophy whitetail hunting, water, and prime building sites.

LandGuys is proud to present this exceptional 70.65± acre tillable and recreational farm located just 3.5 miles northwest of Melcher-Dallas, Iowa. Situated in the heart of South-Central Iowa's renowned whitetail and turkey country, this property offers a rare combination of productive farmland, premier hunting, and outstanding recreational value.

Located along 20th Place, the farm features approximately 22± acres of cropland with a solid CSR2 rating of 58. The productive Pershing silt loam and Grundy silty clay loam soils provide dependable yields and long-term agricultural strength. The cropland is currently operated under a 50/50 crop-share agreement, generating approximately \$6,000+ in annual income, offering immediate return while maintaining flexibility for future ownership goals.

The remainder of the property consists of expansive mature hardwood timber and diverse cover that seamlessly connects with neighboring tracts. The farm is surrounded by large blocks of well-managed land with like-minded landowners, creating an ideal environment for whitetail deer to reach their full genetic potential. This proven neighborhood, combined with strong habitat diversity, supports a thriving population of trophy-class whitetail deer and wild turkeys.

A beautifully stocked pond, just under an acre in size, provides excellent fishing opportunities and serves as a dependable year-round water source for wildlife and livestock. A winding creek along the northeast corner further enhances the habitat, acting as a natural travel corridor and bedding area for deer as they move between timber and nearby cropland.

In addition to its recreational appeal, the property offers multiple potential building sites for a new home or cabin, providing a fantastic opportunity to enjoy country living while maintaining convenient proximity to Des Moines. Whether you're seeking a premier hunting property, a productive farm, or a place to build your dream home in a highly desirable rural setting, this farm checks all the boxes.

This is a rare opportunity to own a true combination farm in an exceptional location. Contact LandGuys today for additional information or to schedule your private showing.

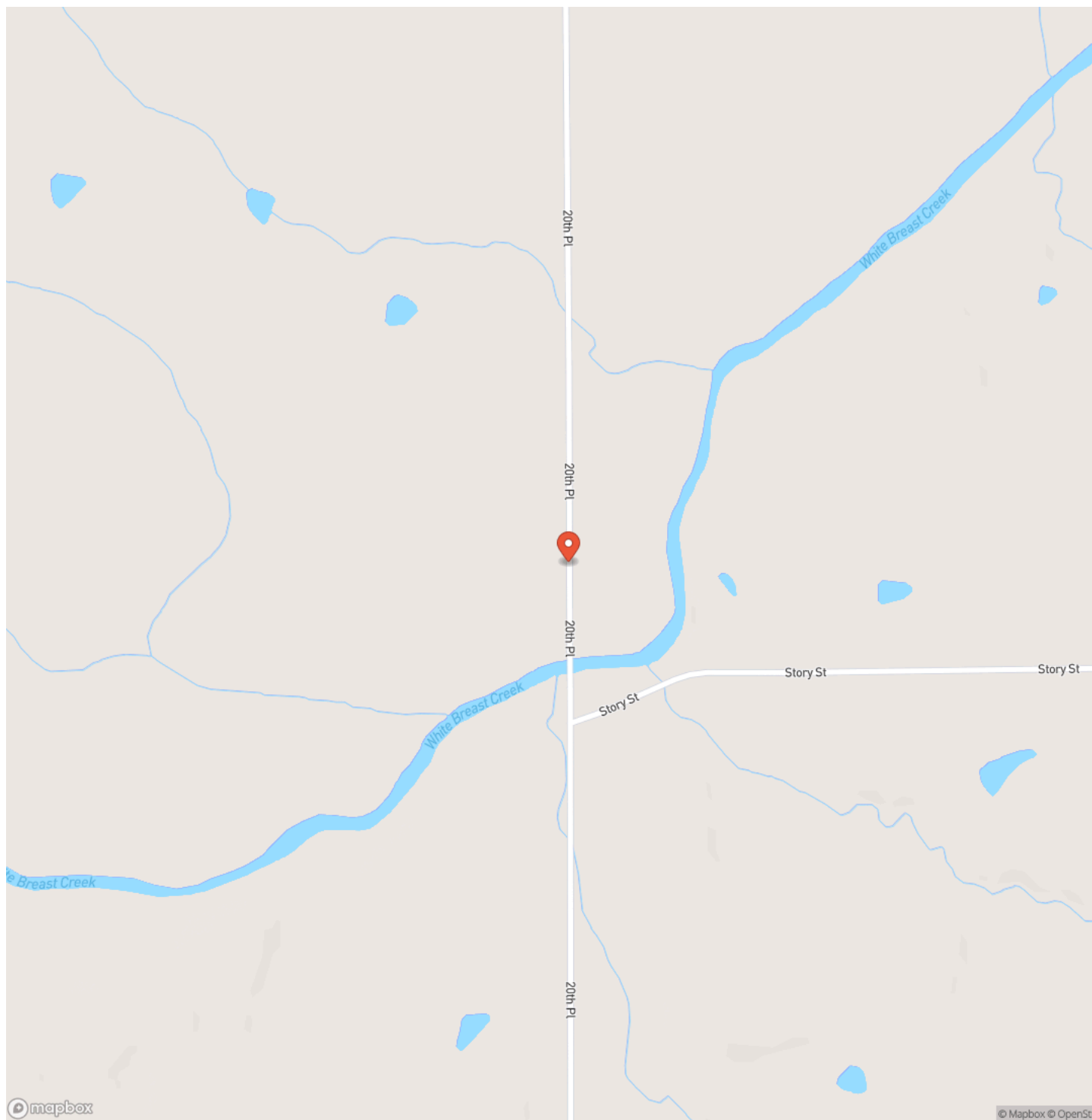
KEY FEATURES

- 70.65± acres tillable and recreational farm
- 22± cropland acres with CSR2 58
- Strong soils, dependable yields, annual income
- Premier whitetail and turkey hunting habitat
- Pond and creek enhance wildlife value
- Multiple building sites near Des Moines

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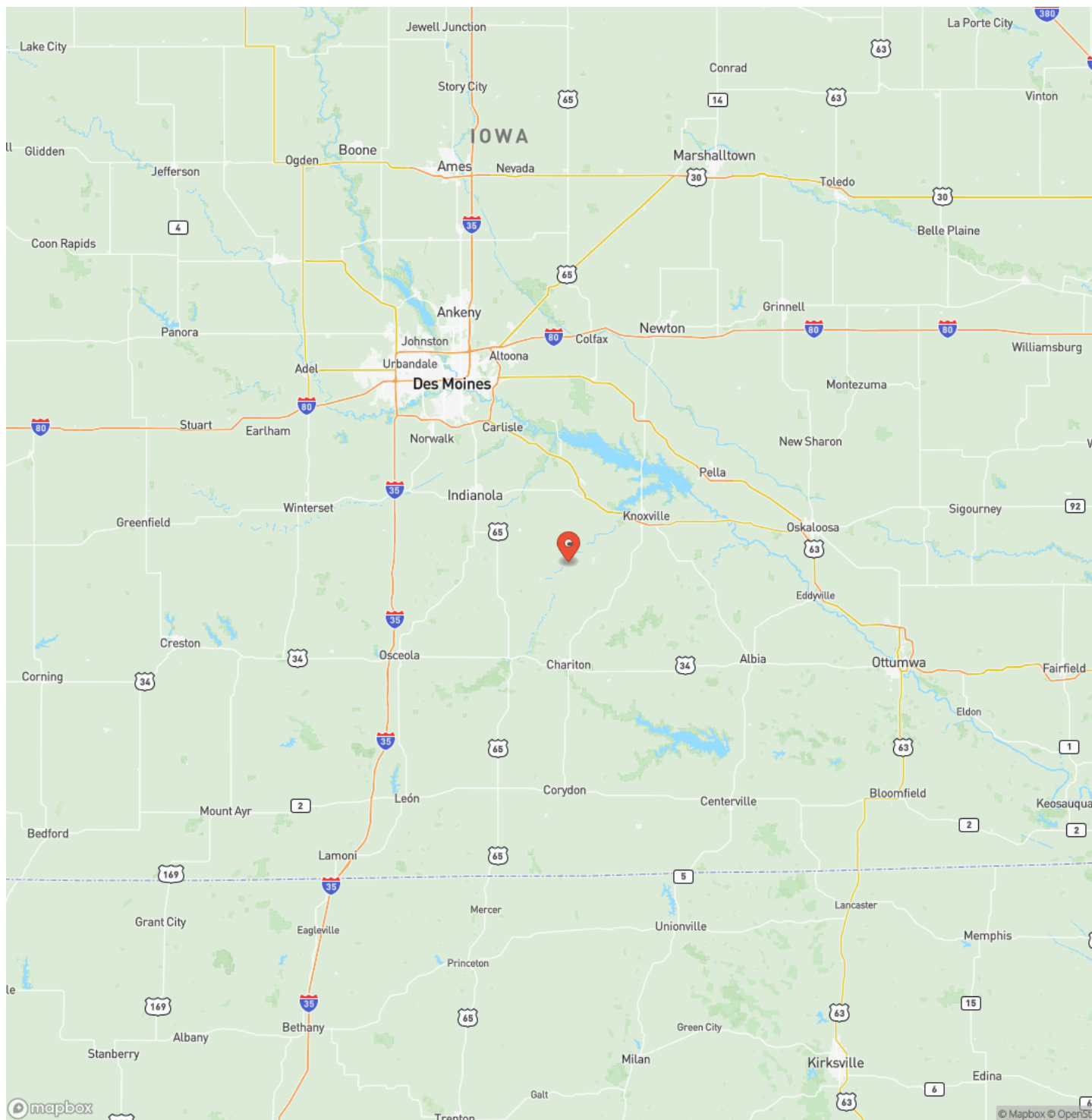


Locator Map



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Locator Map



MORE INFO ONLINE:

www.landguys.com

Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



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Address

City / State / Zip

Ottumwa, IA 52501

NOTES

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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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