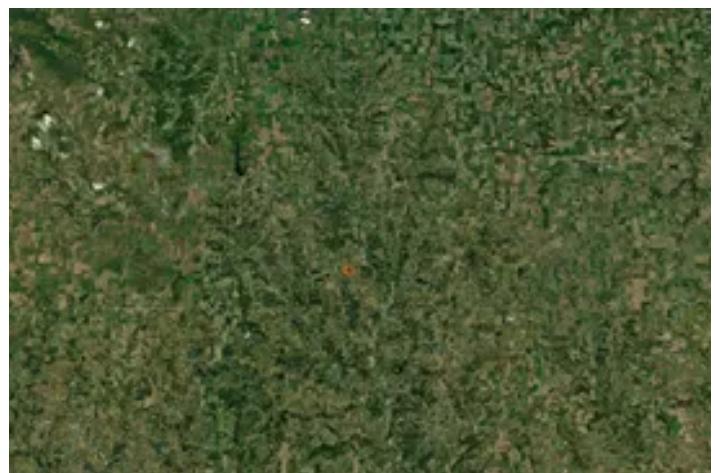


Decatur County, Iowa 153 Acres of Land for Sale
0000 300th Ave
Leon, IA 50144

\$956,840
153± Acres
Decatur County



MORE INFO ONLINE:

www.landguys.com

Decatur County, Iowa 153 Acres of Land for Sale

Leon, IA / Decatur County

SUMMARY

Address

0000 300th Ave

City, State Zip

Leon, IA 50144

County

Decatur County

Type

Farms, Hunting Land, Recreational Land

Latitude / Longitude

40.65995 / -93.642315

Acreage

153

Price

\$956,840

Property Website

<https://landguys.com/property/decatur-county-iowa-153-acres-of-land-for-sale/decatur/iowa/98747/>



MORE INFO ONLINE:

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Decatur County, Iowa 153 Acres of Land for Sale

Leon, IA / Decatur County

PROPERTY DESCRIPTION

153 Acres of Prime Hunting Ground Producing over \$13,500 Per Year.

A rare southern Iowa farm that brings together steady income, outstanding hunting and recreation, and beautiful build sites for country living, all in one well balanced property. This 153± acre Decatur County farm offers the kind of versatility that is increasingly hard to find, whether your goals include whitetail hunting, recreational enjoyment, or building a rural home for your family.

One of the most valuable features of this property is the access. The farm offers paved road access from the southwest along with full gravel road access on the east side. This dual access is a major advantage for deer hunting, allowing for discreet entry and exit while hunting multiple wind directions and keeping pressure low throughout the season.

The property produces \$13,500 annually in CRP income and features a diverse mix of warm season grasses. These acres provide excellent thermal cover for deer, quality nesting habitat for turkeys, and ideal conditions for upland recreation including pheasant hunting. The layout of the farm is highly functional from both a habitat and income standpoint.

Two large food plots are already cut into place and ready to be planted this spring. A hardwood timber draw runs through the center of the farm and serves as a natural travel corridor that deer consistently use when moving between bedding areas and food sources. This area is loaded with deer sign and clearly shows how well the farm holds and attracts wildlife.

A large pond just under an acre in size provides year round water for wildlife while also offering additional recreational value for fishing and outdoor enjoyment.

For those seeking a rural lifestyle, the farm offers several excellent building sites with sweeping southern Iowa views in nearly every direction. Whether you are looking to build a country home, start a homestead, homeschool, or grow your own food, this property provides the space, privacy, and setting to make it happen.

Located just 7 miles from Lineville, and 11 miles from Leon the farm is close to everyday amenities while still offering seclusion and privacy. Its close proximity to the Missouri border also creates the opportunity to own additional land to the south and take advantage of over the counter deer tags in Missouri, expanding your hunting opportunities even further. Property sits just about an 80 minute drive from the Des Moines metro as well.

This is a property with income, access, habitat, recreation, and lifestyle appeal all working together in one exceptional southern Iowa farm.

Contact Tristin Williams with LandGuys today to schedule a private tour.

KEY FEATURES

Property Highlights

- 153± acres located in Decatur County, Iowa
- Excellent combination of income, hunting, recreation, and rural build sites
- Only 7 miles from Lineville and 11 miles from Leon and an 80 minutes from Des Moines
- Close proximity to the Missouri border offering expanded deer hunting opportunities

Income & Habitat

- \$13,500 annually in CRP income

MORE INFO ONLINE:

www.landguys.com

- CRP consists of diverse warm season grasses
- Provides outstanding thermal cover and bedding for whitetail deer
- Quality nesting habitat for wild turkeys
- Excellent upland cover for pheasant hunting and recreation

Access & Layout

- Paved road access from the southwest
- Full gravel road access along the east side of the property
- Dual access allows for discreet entry and exit while hunting
- Ability to hunt multiple wind directions while keeping pressure low

Hunting & Recreation

- Two large food plots already cut and in place
- Food plots ready to be planted this spring
- Hardwood timber draw running through the center of the farm
- Draw system creates a natural travel corridor for deer
- Heavy deer sign throughout the timber and travel routes
- Large pond just under one acre providing year round water for wildlife
- Additional recreational opportunities including fishing and outdoor enjoyment

Build Sites & Country Living

- Multiple excellent building sites across the property
- Scenic southern Iowa views in nearly every direction
- Ideal for a rural home, homestead, or hobby farm
- Plenty of space for gardening, raising food, and outdoor family activities
- Strong option for those seeking privacy while staying close to town

Decatur County, Iowa 153 Acres of Land for Sale

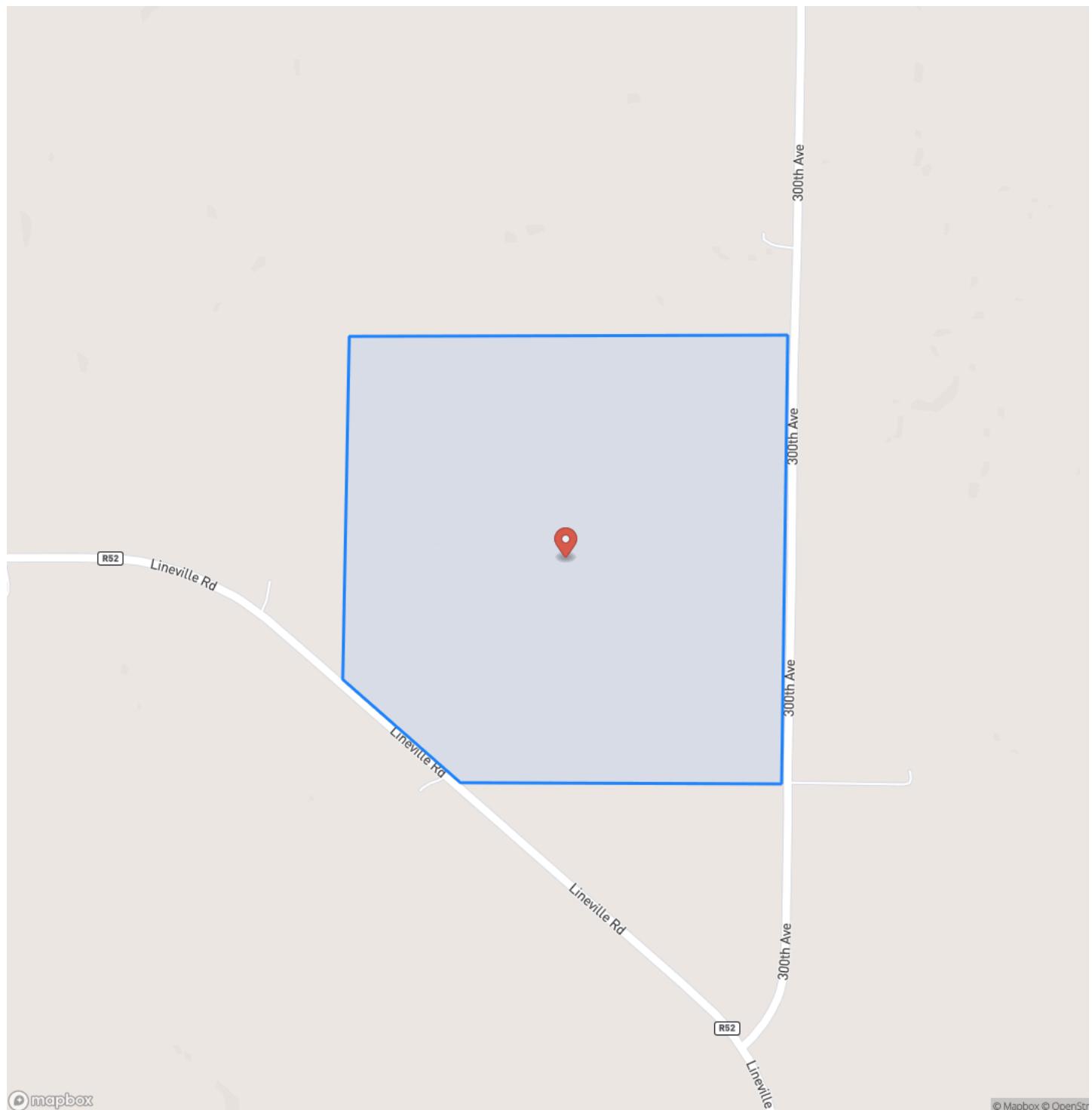
Leon, IA / Decatur County



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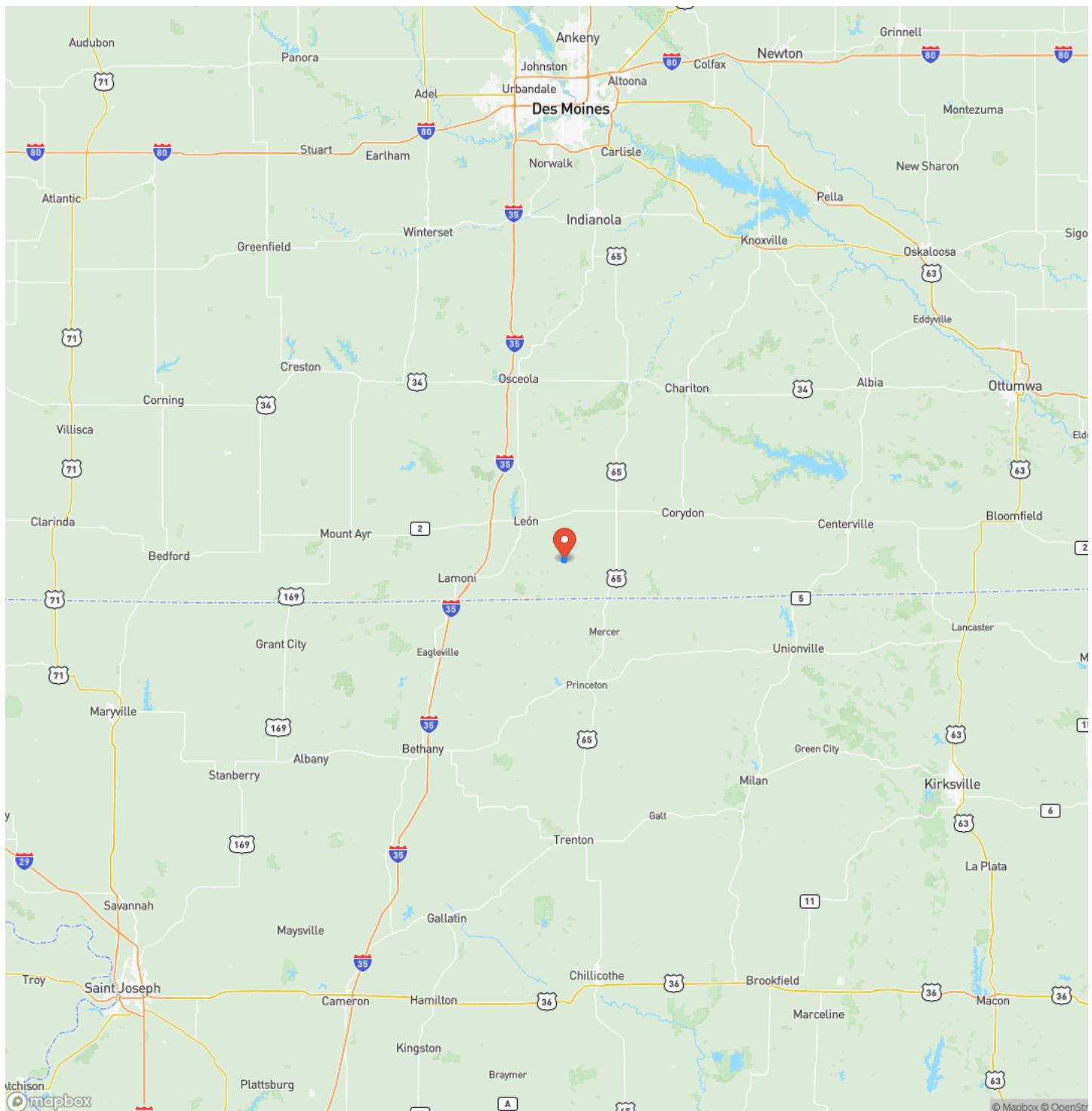
Locator Map



MORE INFO ONLINE:

www.landguys.com

Locator Map



MORE INFO ONLINE:

www.landguys.com

Satellite Map



MORE INFO ONLINE:

www.landguys.com

Decatur County, Iowa 153 Acres of Land for Sale
Leon, IA / Decatur County

LISTING REPRESENTATIVE
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NOTES

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NOTES

DISCLAIMERS

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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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