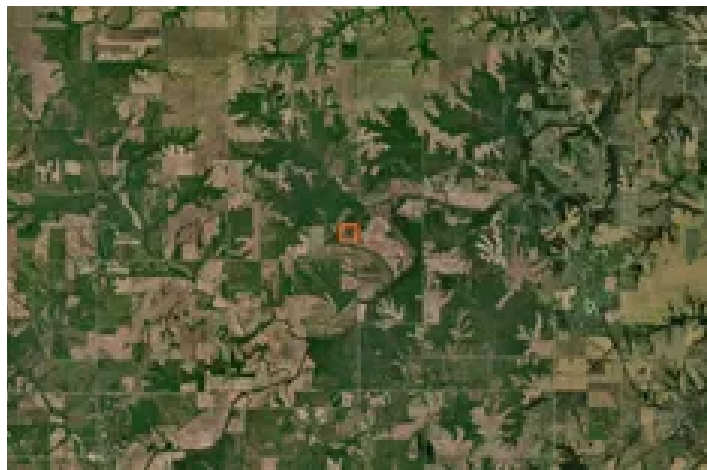


Marion County, Iowa 40 Acres of Land For Sale
0000 20th PL
Lacona, IA 50139

\$330,000
40± Acres
Marion County



Marion County, Iowa 40 Acres of Land For Sale
Lacona, IA / Marion County

SUMMARY

Address

0000 20th PL

City, State Zip

Lacona, IA 50139

County

Marion County

Type

Recreational Land, Hunting Land, Timberland

Latitude / Longitude

41.238967 / -93.311802

Acreage

40

Price

\$330,000

Property Website

<https://landguys.com/property/marion-county-iowa-40-acres-of-land-for-sale-marion-iowa/81482/>



Marion County, Iowa 40 Acres of Land For Sale

Lacona, IA / Marion County

PROPERTY DESCRIPTION

Discover this stunning 40-acre property just outside Melcher-Dallas, tucked away in the peaceful countryside of Marion County. If you've been searching for a secluded, scenic place to build your dream home, this could be it. The farm offers a perfect building site perched above a beautiful valley, delivering expansive views that are becoming harder and harder to find in this part of Iowa.

Set well off the beaten path, the property offers an exceptional sense of quiet and privacy—a true escape from the noise of town or city life. Rolling hills, wide-open skies, and the soft sounds of nature create an ideal backdrop for a forever home or a weekend retreat. With utilities nearby, the property is ready for the next step, whether that's building immediately or holding as an investment.

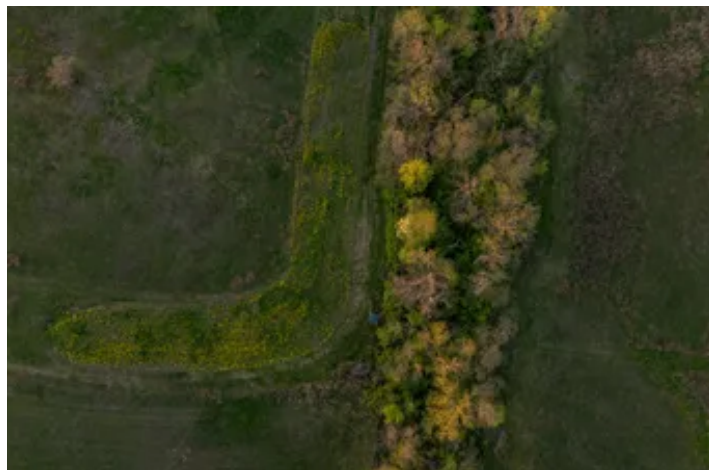
In addition to its residential potential, the land is also a top-tier recreational farm, located in an area well known for producing trophy-class whitetails. Nearly \$5,000 in annual CRP income comes from thick native cover that supports wildlife and adds character to the land. Multiple food plots and access from two sides allow for smart, low-impact hunting strategies.

Just 45 minutes from Des Moines and 30 minutes from Indianola, this is a place where seclusion, scenery, and convenience converge. Whether you're looking to build, hunt, or simply escape, this property offers the kind of peace and potential that's increasingly rare.

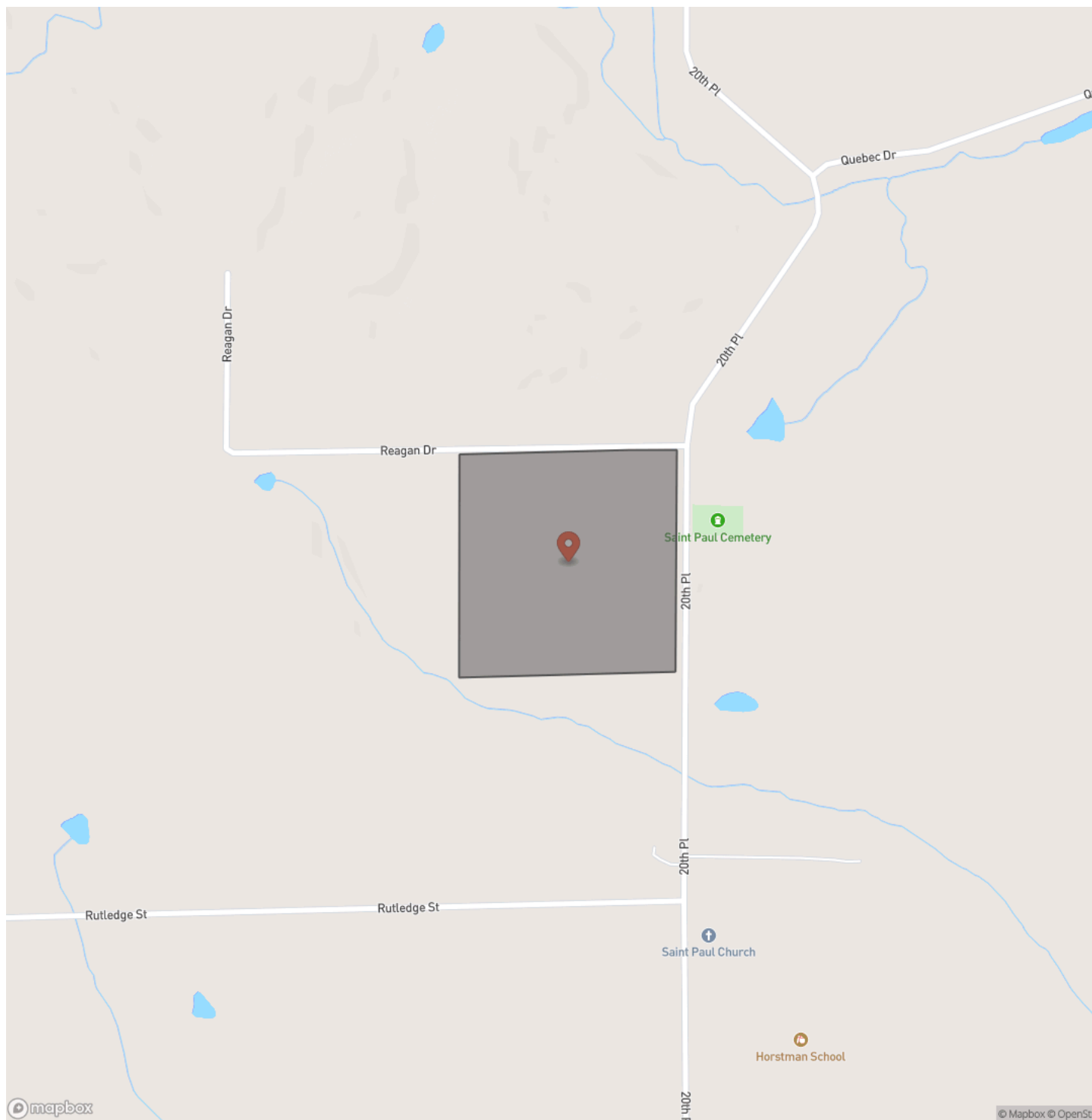
KEY FEATURES

- Gently rolling topography in a region known for trophy-class whitetail deer
- Access from two sides allows flexible and strategic stand placement for hunting
- Thick stand of CRP (Conservation Reserve Program)
- Generates nearly \$5,000 in annual income
- Provides excellent wildlife habitat and bedding cover
- Strategically placed food plots to enhance hunting opportunities
- Thoughtful layout supports optimal access and low-impact hunting
- Convenient location:
 - 45 minutes from Des Moines
 - 30 minutes from Indianola
 - Nearby utilities offer potential for future home construction

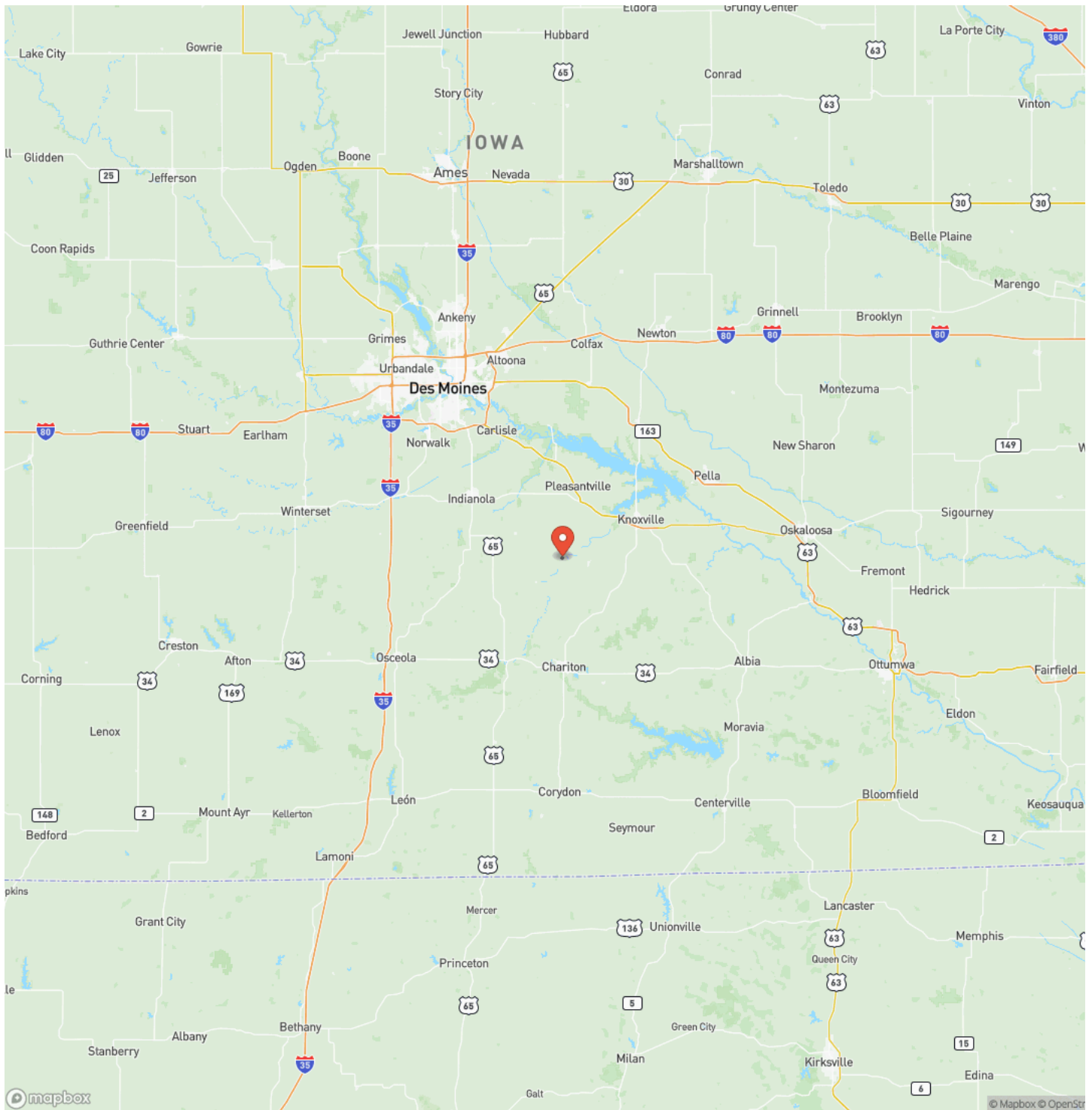
Marion County, Iowa 40 Acres of Land For Sale
Lacona, IA / Marion County



Locator Map



Locator Map



Satellite Map



Marion County, Iowa 40 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

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 single 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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