

**Davis County, Iowa 180 Acres For Sale**  
26043 Nuthatch Ave  
Bloomfield, IA 52537

**\$1,199,900**  
180± Acres  
Davis County



## Davis County, Iowa 180 Acres For Sale

### Bloomfield, IA / Davis County

---

#### **SUMMARY**

##### **Address**

26043 Nuthatch Ave

##### **City, State Zip**

Bloomfield, IA 52537

##### **County**

Davis County

##### **Type**

Recreational Land, Hunting Land, Farms

##### **Latitude / Longitude**

40.665945 / -92.384417

##### **Acreage**

180

##### **Price**

\$1,199,900

##### **Property Website**

<https://landguys.com/property/davis-county-iowa-180-acres-for-sale-davis-iowa/76093/>



## **Davis County, Iowa 180 Acres For Sale**

### **Bloomfield, IA / Davis County**

---

#### **PROPERTY DESCRIPTION**

Located just south of Bloomfield, Iowa, this stunning 180-acre farm offers a rare combination of excellent recreational opportunities and reliable income. Ideal for hunters, anglers, and outdoor enthusiasts, the property features prime hunting ground, fishing spots, and ATV trails, making it the perfect getaway or investment.

This farm has great access with multiple entry points, ensuring easy access to all areas. The land also boasts several excellent building sites with utilities readily available, offering endless possibilities for a building your dream home.

With an annual income of over \$26,500, this property provides a fantastic opportunity for both recreation and investment. Located within the Davis County school district, it's just a short 15-minute drive to Downing, Missouri, offering a convenient rural location. Additional 20 acres and home could be available for purchase.

In today's market, farms that combine high-quality hunting, fishing, and consistent income are hard to come by—don't miss out on this unique opportunity!

#### **KEY FEATURES**

- 122 Certified FSA acres
- 74 acres row crop cash rented at 250 an acre
- 33.9 acres CRP Paying 4340 annually
- Tree Planting 3822 annually
- Total income: 26,662.00
- Davis County school district

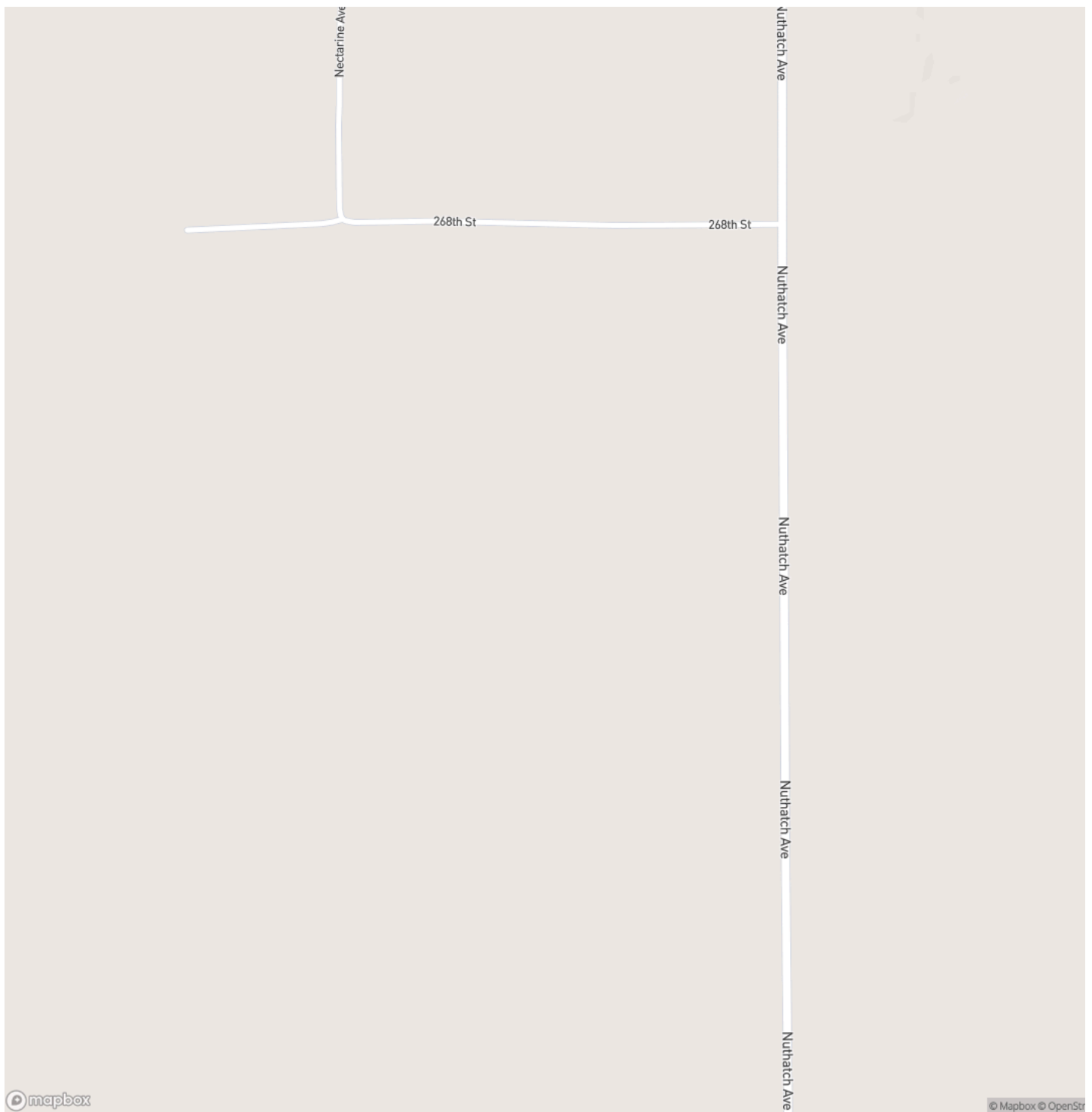


**Davis County, Iowa 180 Acres For Sale**  
**Bloomfield, IA / Davis County**

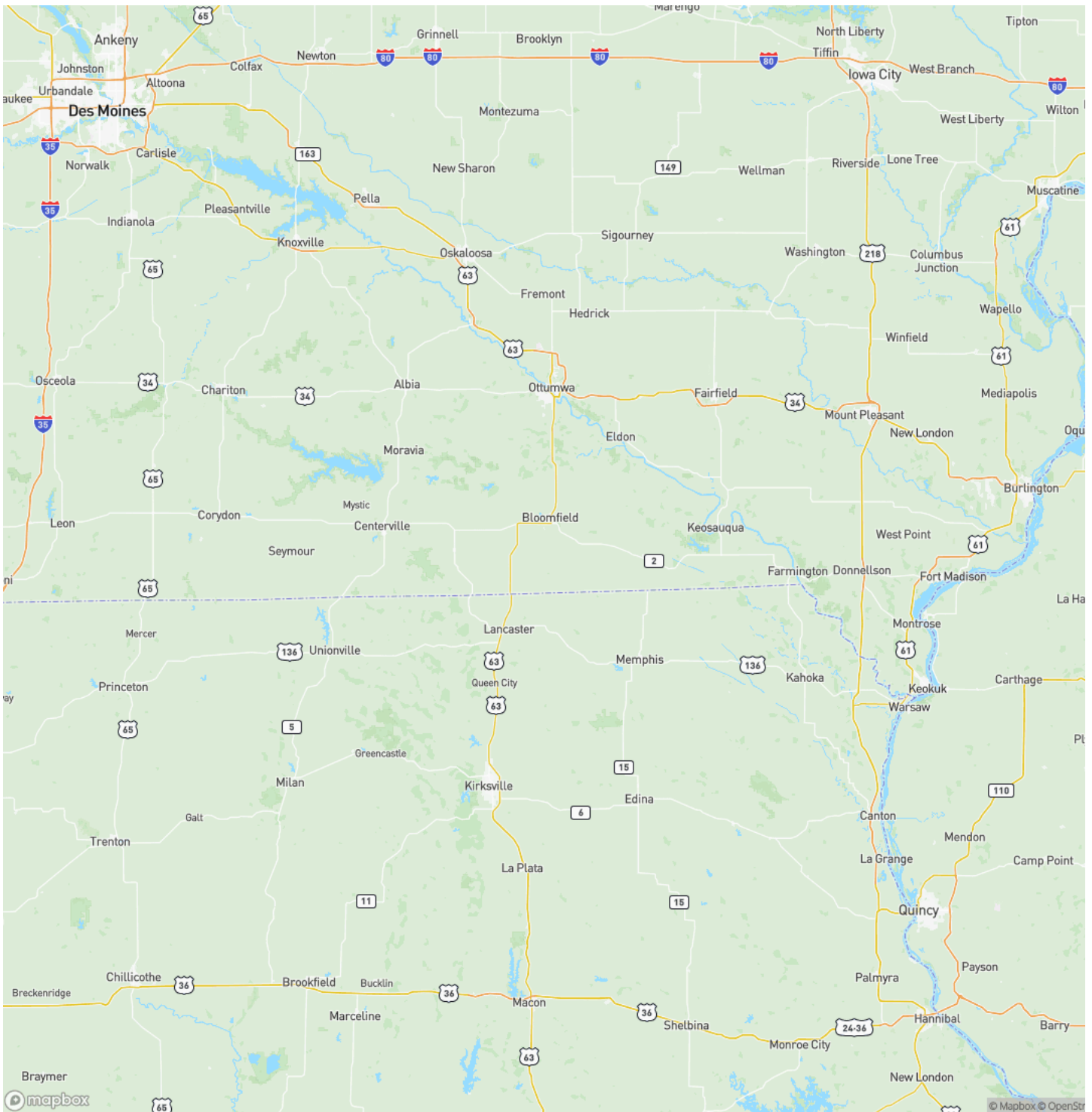
---



## Locator Map



## Locator Map



**MORE INFO ONLINE:**

[www.landguys.com](http://www.landguys.com)



## Satellite Map



## Davis County, Iowa 180 Acres For Sale Bloomfield, IA / Davis 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]



[illegible]

## **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.

---

**LandGuys**  
4331 Conestoga Dr  
Springfield, IL 62711  
(217) 899-1240  
[www.landguys.com](http://www.landguys.com)

---