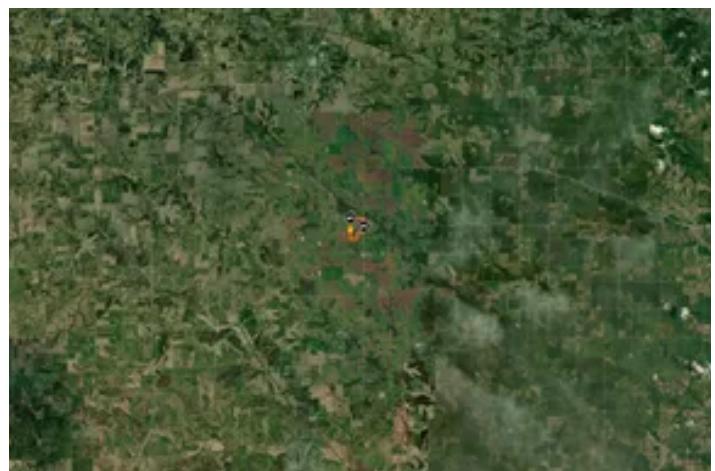
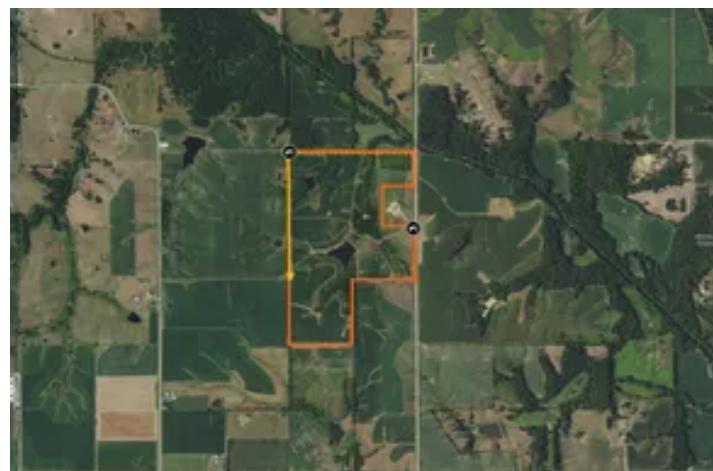


Davis County, Iowa 180 Acres For Sale
26043 Nuthatch Ave
Bloomfield, IA 52537

\$1,199,900
180± Acres
Davis County



MORE INFO ONLINE:

www.landguys.com

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/>



MORE INFO ONLINE:

www.landguys.com

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

MORE INFO ONLINE:

www.landguys.com

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



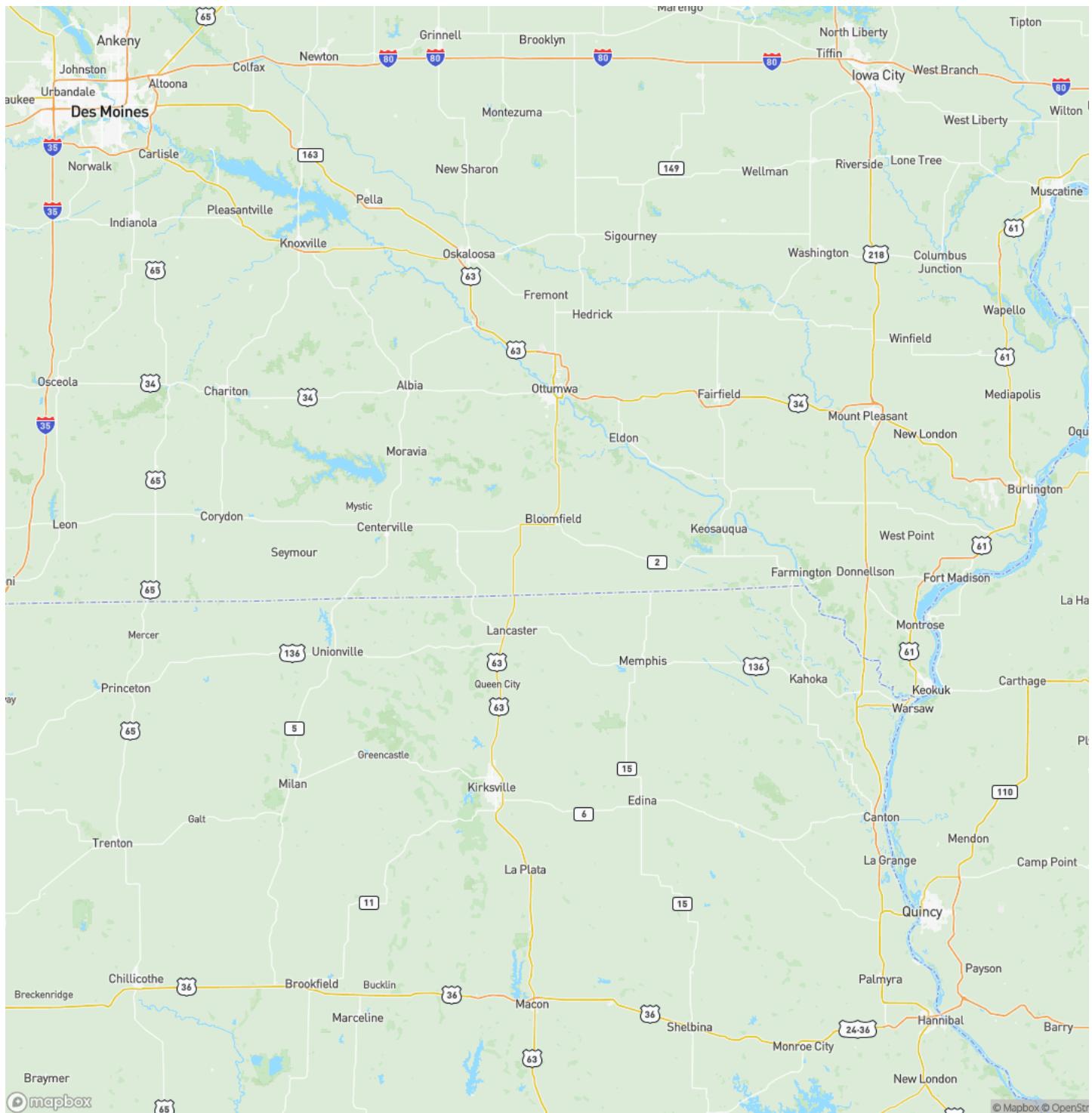
MORE INFO ONLINE:

www.landguys.com

Locator Map



Locator Map



MORE INFO ONLINE:

www.landguys.com

Satellite Map



MORE INFO ONLINE:

www.landguys.com

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

NOTES

NOTES

MORE INFO ONLINE:

www.landguys.com

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.

LandGuys
4331 Conestoga Dr
Springfield, IL 62711
(217) 899-1240
www.landguys.com

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www.landguys.com