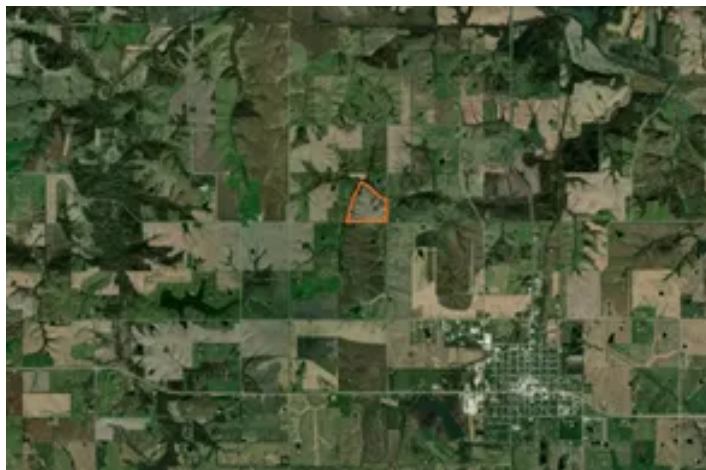


Wayne County, Iowa 76 Acres of Land For Sale
00000 Ohio Road
Corydon, IA 50060

\$494,000
76± Acres
Wayne County



Wayne County, Iowa 76 Acres of Land For Sale Corydon, IA / Wayne County

SUMMARY

Address

00000 Ohio Road

City, State Zip

Corydon, IA 50060

County

Wayne County

Type

Recreational Land, Hunting Land

Latitude / Longitude

40.785481 / -93.350123

Acreage

76

Price

\$494,000

Property Website

<https://landguys.com/property/wayne-county-iowa-76-acres-of-land-for-sale-wayne-iowa/83688/>



Wayne County, Iowa 76 Acres of Land For Sale Corydon, IA / Wayne County

PROPERTY DESCRIPTION

This 76-acre farm is a rare opportunity—offering an ideal mix of income-producing farmland and exceptional recreational value. Whether your goals are to build, farm, or hunt, this property delivers on all fronts.

With 66.56 FSA tillable acres and an average CSR2 of 44, the land is fully cash-rented for crop production, generating nearly \$11,000 in annual income. For the outdoor enthusiast, the property is located in a highly regarded hunting area, home to upland birds, wild turkeys, and trophy-class whitetail deer. Minimal hunting pressure from neighboring large landowners enhances the quality of the habitat and hunting experience. Two separate access points offer flexibility for hunting different wind directions.

Thinking of building? The south end of the farm features multiple elevated sites with sweeping views—perfect for a home, hunting cabin, or weekend retreat. Rural water and electric service are available along Ohio Road, making development simple and cost-effective. Whether you're an investor, hunter, or aspiring landowner, this is a property you won't want to miss. Productive ground, steady income, great hunting, and scenic build sites—this farm checks all the boxes.

Contact us today for more details or to schedule a private showing!

INCOME:

66.56 FSA tillable acres: \$11K+ Annual Farm Income

KEY FEATURES:

- 76 Acres of Pure Potential
- \$11K+ Annual Farm Income
- Whitetail & Turkey Hotspot
- Killer Views for a Dream Build
- Water at the road
- South of Corydon – Don't Sleep on This One!

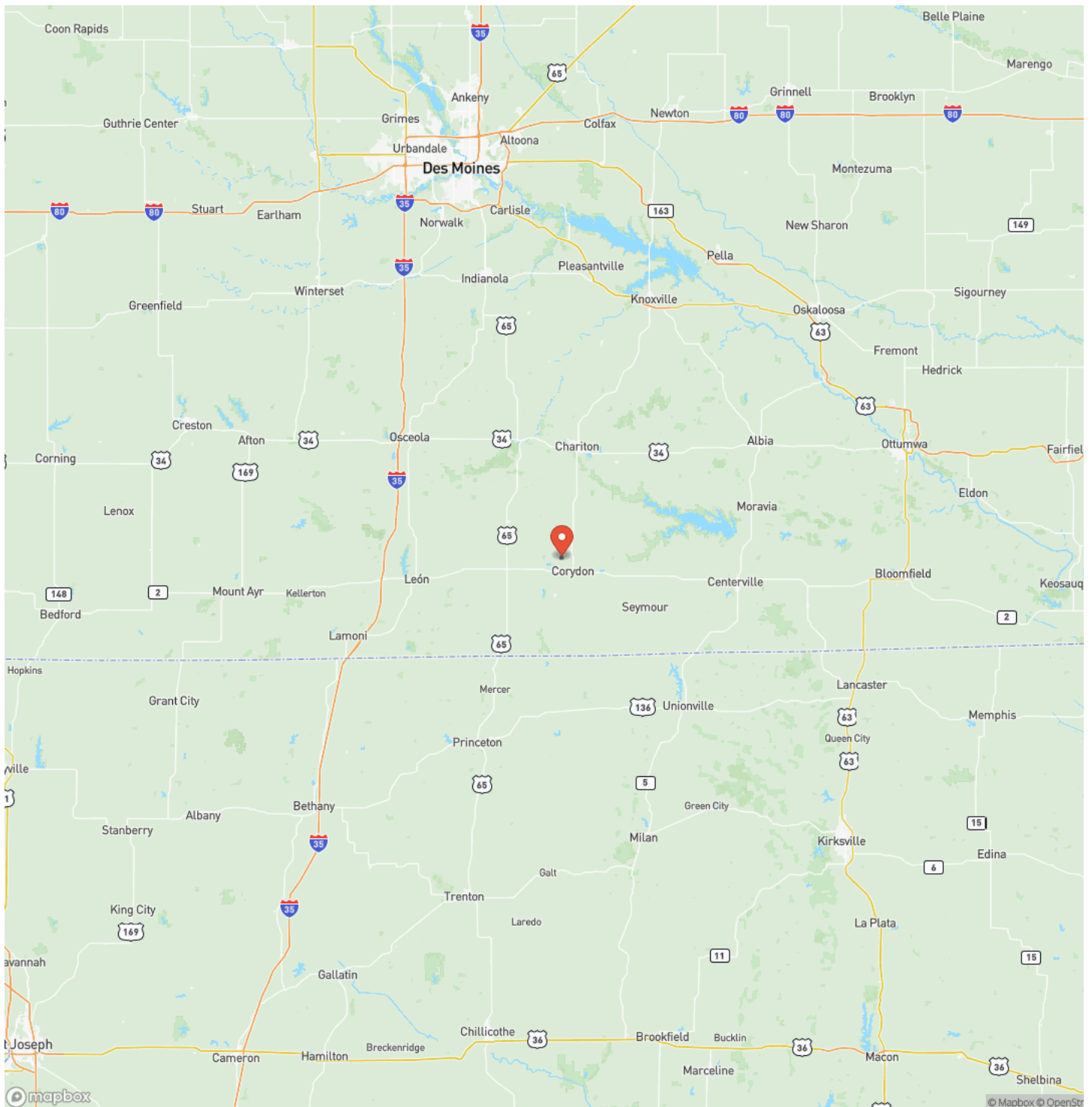
Wayne County, Iowa 76 Acres of Land For Sale
Corydon, IA / Wayne County



Locator Map



Locator Map



MORE INFO ONLINE:

www.landguys.com

Satellite Map



Wayne County, Iowa 76 Acres of Land For Sale Corydon, IA / Wayne County

LISTING REPRESENTATIVE

For more information contact:



Representative

Danny Fane

Mobile

(518) 588-4497

Email

dfane@landguys.com

Address

City / State / Zip

NOTES

[illegible]

This image shows a full page of white paper with horizontal ruling lines. The lines are evenly spaced and extend 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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