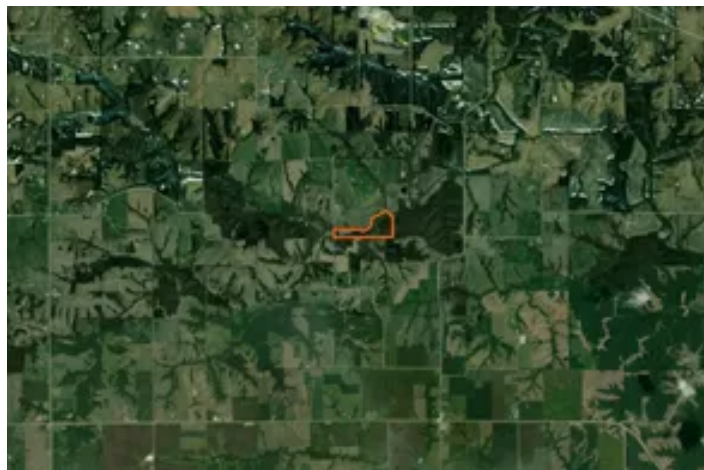


**Davis County, Iowa 45 Acres of Land For Sale**  
00 Virga Ave  
Bloomfield, IA 52537

**\$281,600**  
45± Acres  
Davis County





**Davis County, Iowa 45 Acres of Land For Sale**  
**Bloomfield, IA / Davis County**

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**SUMMARY**

**Address**

00 Virga Ave

**City, State Zip**

Bloomfield, IA 52537

**County**

Davis County

**Type**

Recreational Land, Hunting Land, Farms

**Latitude / Longitude**

40.77449 / -92.22165

**Acreage**

45

**Price**

\$281,600

**Property Website**

<https://landguys.com/property/davis-county-iowa-45-acres-of-land-for-sale-davis-iowa/96567/>



## **Davis County, Iowa 45 Acres of Land For Sale**

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

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#### **PROPERTY DESCRIPTION**

**A diverse 45 acres in a proven neighborhood built for whitetail movement and long-term potential.**

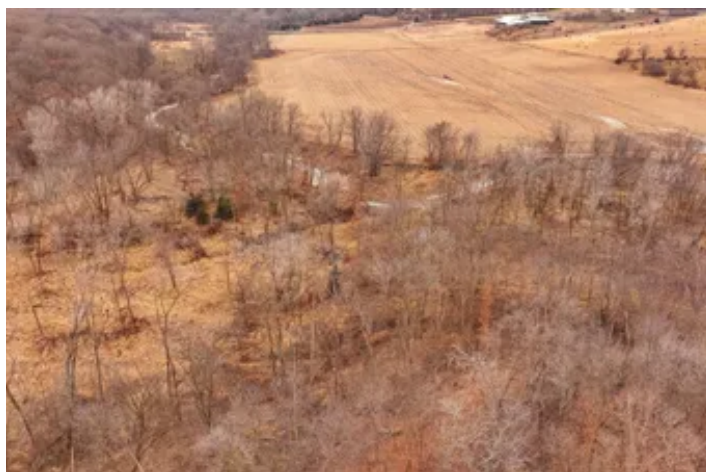
This 45-acre tract sits in a strong, well-known area with an excellent deer herd and consistent quality buck history. The property lays out extremely well for hunting with ideal food plot locations, a big creek corridor, and surrounding cover that naturally funnels deer movement. A diverse mix of habitat, paired with a solid neighborhood, makes this a property that hunts bigger than its acreage and holds long-term value.

#### **KEY FEATURES**

- Located in a great, proven area
- Strong deer herd with quality buck history
- Ideal food plot locations
- Big creek adding natural travel corridors
- Excellent surrounding cover
- Strong neighborhood with consistent activity
- Very diverse overall habitat

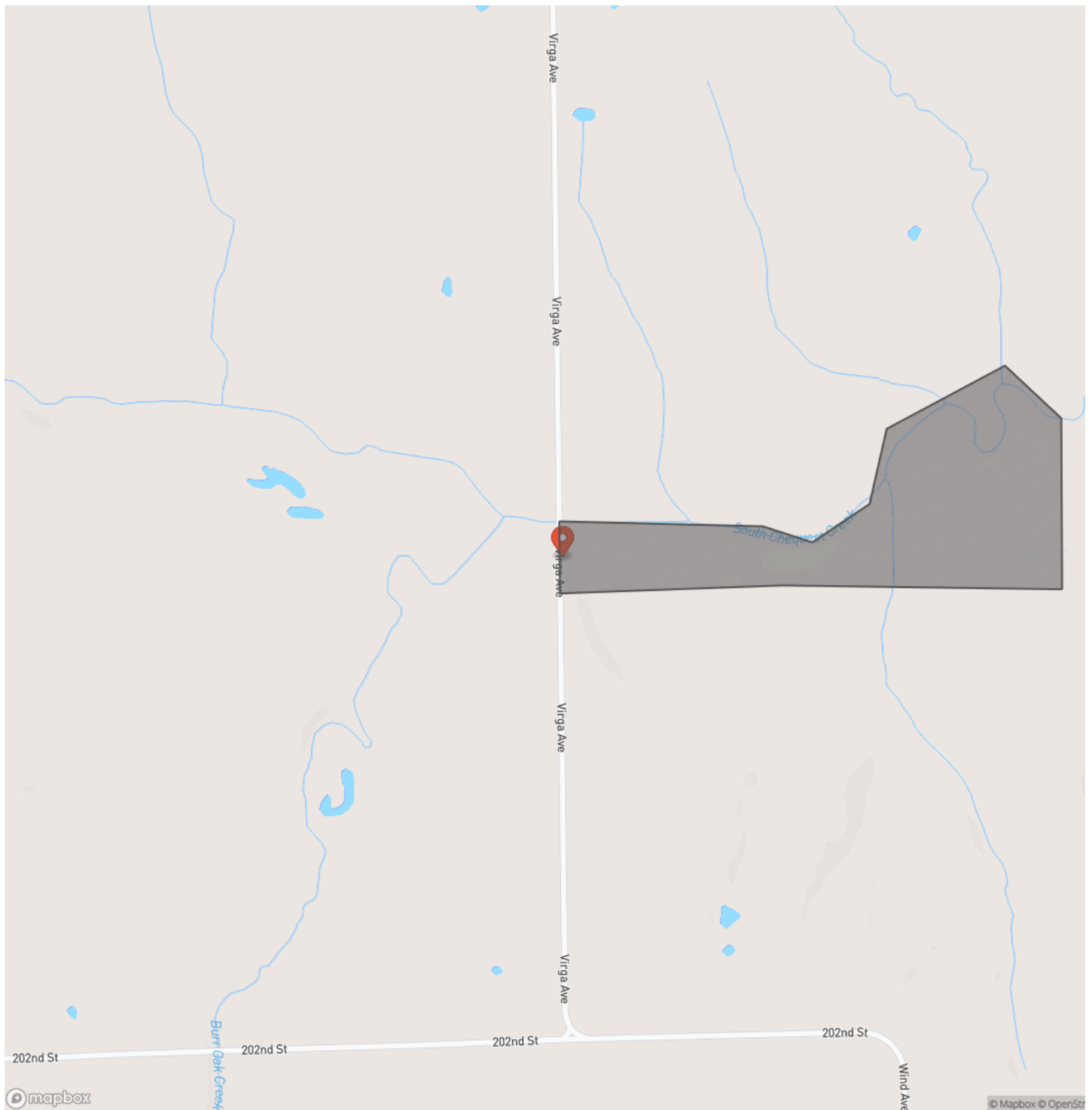
**Davis County, Iowa 45 Acres of Land For Sale**  
**Bloomfield, IA / Davis County**

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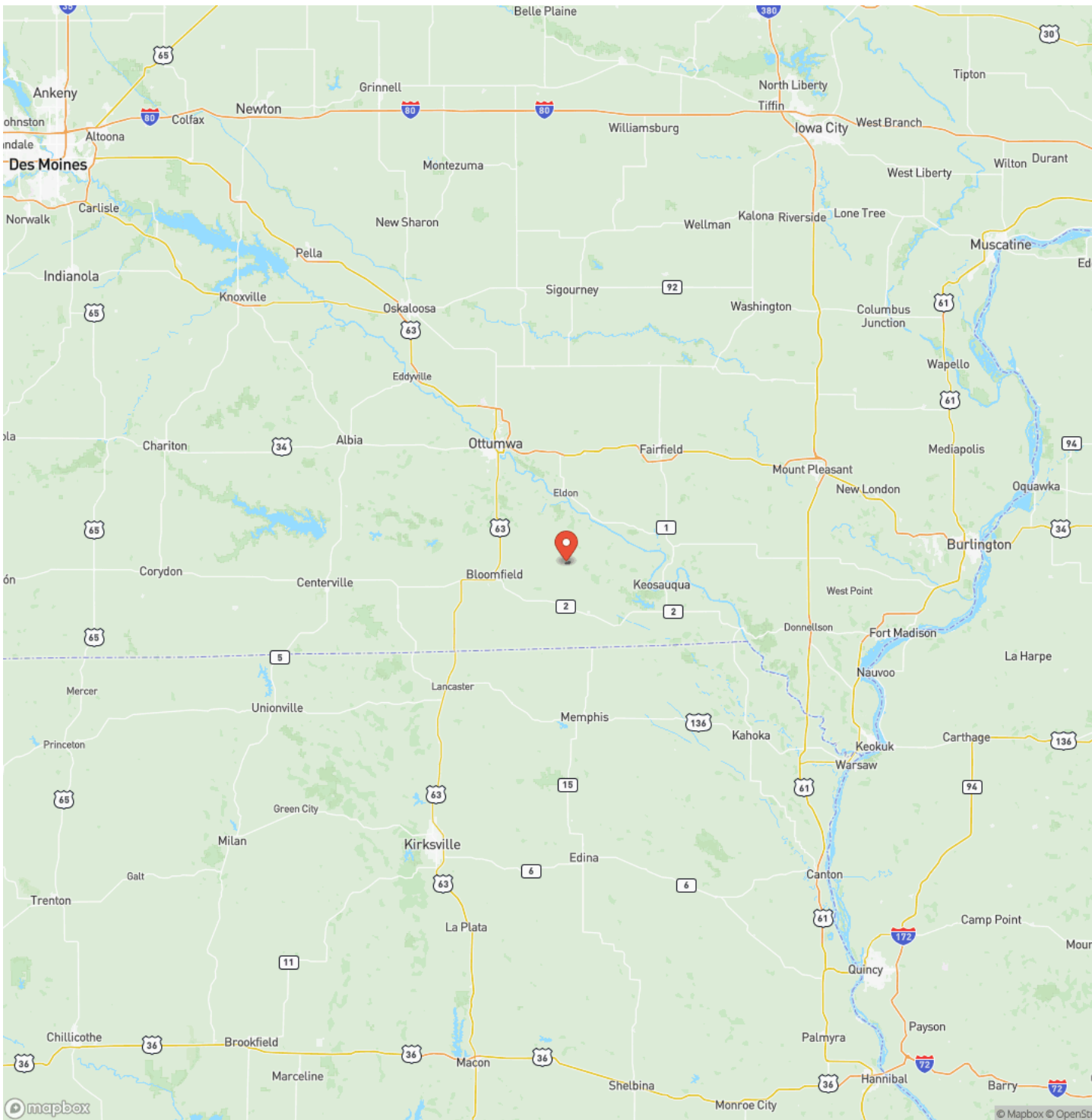




## Locator Map



# Locator Map



## Satellite Map



## Davis County, Iowa 45 Acres of Land For Sale Bloomfield, IA / Davis County

### LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Jesse Stay

## Mobile

(217) 779-2793

## Email

jesse.stay@landguys.com

### Address

City / State / Zip

## NOTES

This image shows a single page from a notebook or ledger. It features ten evenly spaced, thin black horizontal lines running across its width. The background is plain white, providing a clear space for writing or drawing.



[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.



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