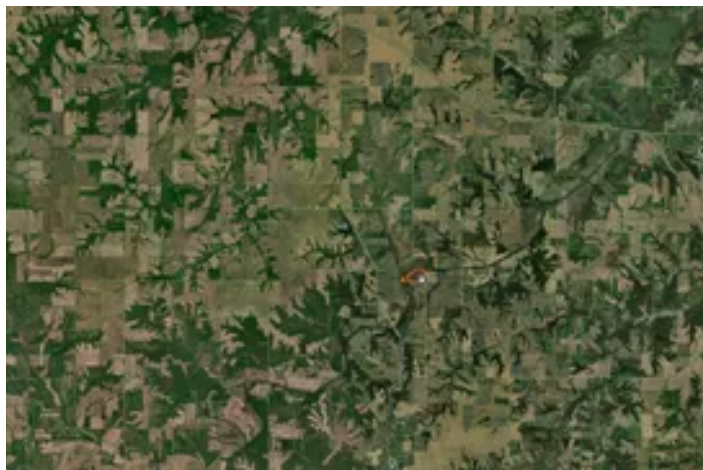


Marion County, Iowa 51 Acres of Land for Sale
0000 61 St
Melcher-Dallas, IA 50062

\$390,150
51± Acres
Marion County



Marion County, Iowa 51 Acres of Land for Sale
Melcher-Dallas, IA / Marion County

SUMMARY

Address

0000 61 St

City, State Zip

Melcher-Dallas, IA 50062

County

Marion County

Type

Farms, Hunting Land, Recreational Land, Business Opportunity

Latitude / Longitude

41.276851 / -93.228041

Acreage

51

Price

\$390,150

Property Website

<https://landguys.com/property/marion-county-iowa-51-acres-of-land-for-sale/marion/iowa/92764/>



Marion County, Iowa 51 Acres of Land for Sale

Melcher-Dallas, IA / Marion County

PROPERTY DESCRIPTION

51-acre Marion County farm offering strong income, top-tier hunting, and prime recreational value.

This 51-acre income-producing farm in Marion County, Iowa, offers the perfect combination of strong agricultural value and outstanding recreational opportunities. With productive soils, excellent wildlife habitat, and a solid annual income stream, this property is ideal for both investors and outdoor enthusiasts. The farm is enrolled in a CRP program through 2034, generating \$10,744 annually while providing excellent cover for wildlife. It's home to whitetail deer, quail, and pheasant, offering some of the best hunting opportunities in the area. White Breast Creek borders the north side of the farm, creating scenic views and a dependable water source for wildlife. A 5-acre established food plot paired with a brand-new blind creates an ideal shotgun or muzzleloader setup. A well-designed trail system runs throughout the property, allowing easy and quiet access to hunting areas without disturbing game. This farm is surrounded by large agricultural fields, and as soon as the crops come out, this property becomes the primary source of cover and food in the area, making it a major deer and upland game magnet during the hunting season. With strong soils averaging a CSR2 of 71.6, the property also has the flexibility to be converted back to row crop production in the future. Located just 5 miles from Melcher-Dallas, 22 miles from Chariton and Indianola, and only 35 miles from Des Moines, this farm offers the perfect balance of seclusion and accessibility, making it a truly exceptional opportunity in Marion County.

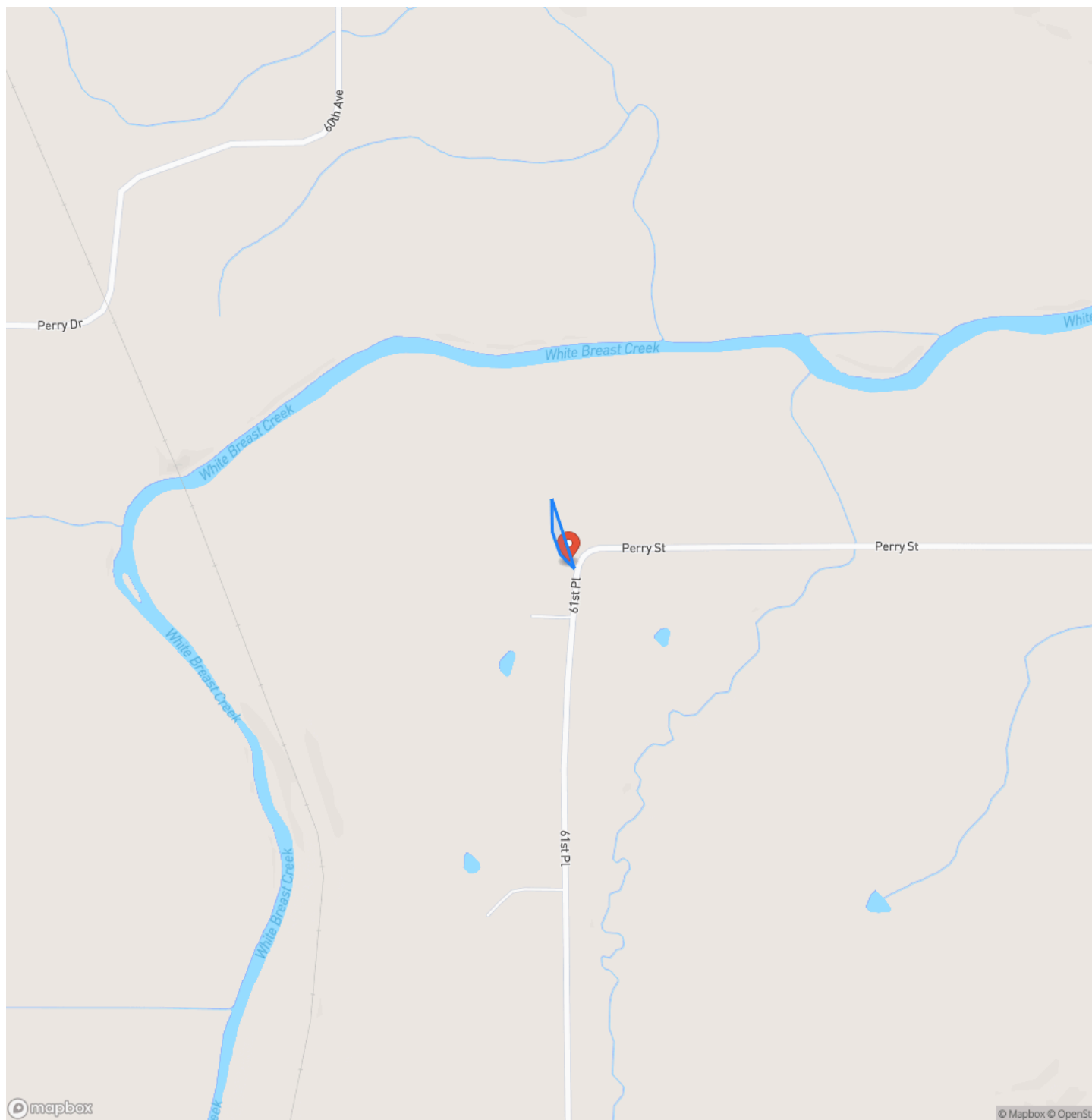
KEY FEATURES

- 51-acre income-producing farm in Marion County, Iowa, combining agricultural and recreational value
- Enrolled in CRP through 2034, generating \$10,744 annually while enhancing wildlife habitat
- Excellent hunting opportunities for whitetail deer, quail, and pheasant with a 5-acre food plot and new blind
- White Breast Creek borders the property, providing scenic views and a steady water source for wildlife
- Trail system allows quiet, easy access to hunting areas without disturbing game
- Surrounded by large ag fields, the farm becomes a prime wildlife hub during hunting season
- High-quality soils (CSR2 71.6) offer potential for future row-crop production and strong investment flexibility

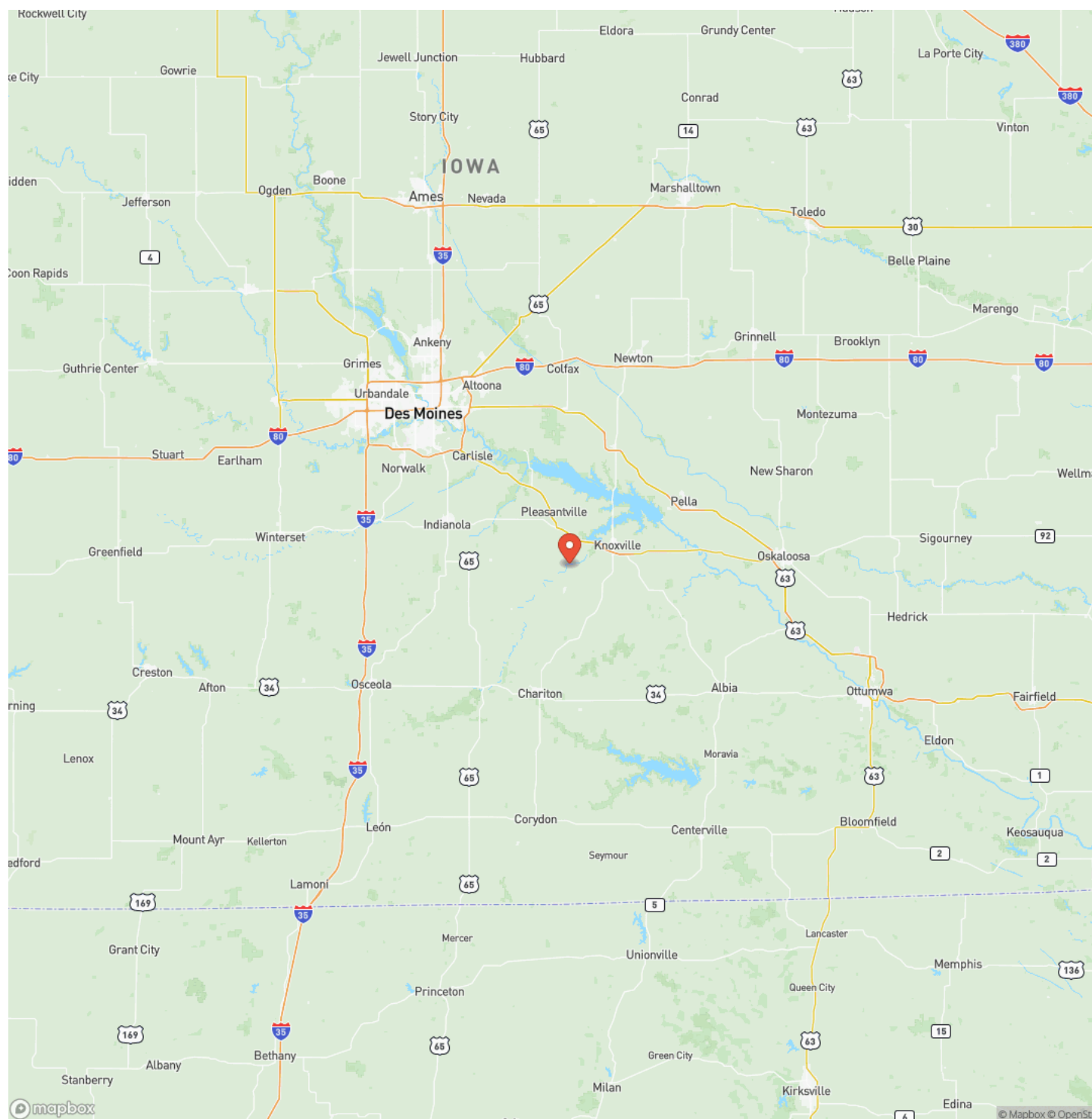
Marion County, Iowa 51 Acres of Land for Sale
Melcher-Dallas, IA / Marion County



Locator Map



Locator Map



MORE INFO ONLINE:

www.landguys.com

Satellite Map



Marion County, Iowa 51 Acres of Land for Sale Melcher-Dallas, IA / Marion 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

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.

[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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