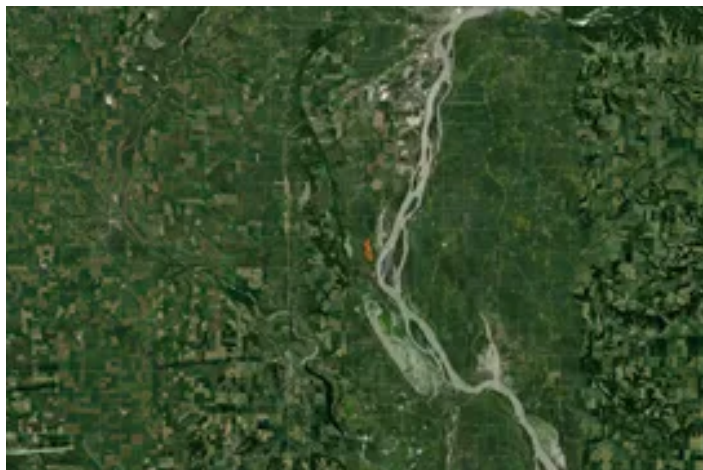


Louisa County, Iowa 79 Acres of Land for Sale
0000 County Rd X61
Muscatine, IA 52761

\$549,999
79.390± Acres
Louisa County



Louisa County, Iowa 79 Acres of Land for Sale
Muscatine, IA / Louisa County

SUMMARY

Address

0000 County Rd X61

City, State Zip

Muscatine, IA 52761

County

Louisa County

Type

Farms, Business Opportunity, Hunting Land, Recreational Land

Latitude / Longitude

41.259833 / -91.12384

Acreage

79.390

Price

\$549,999

Property Website

<https://landguys.com/property/louisa-county-iowa-79-acres-of-land-for-sale-louisa-iowa/91729/>



PROPERTY DESCRIPTION

79-acre Iowa farm offering strong income, quality soils, and recreational potential

This 79.39-acre parcel offers an excellent opportunity to own productive farmland in Sections 30 and 31 of Port Louisa Township, Louisa County, Iowa. With 68 FSA tillable acres (82% tillable) and a CSR2 rating of 58.1, this farm delivers strong income potential and long-term value. The land is comprised primarily of Zook Silty Clay and Coland Clay Loam soils, featuring gentle 0–2% slopes and classified as NHEL (Non-Highly Erodible Land). A wetland determination has been completed, confirming the tillable acres as previously converted cropland with no restrictions—allowing a future owner the flexibility to install drainage tile if desired. The parcel currently benefits from hog manure application, enhancing fertility and productivity. It is under a strong cash rent agreement of \$16,660 annually (approximately \$245 per acre), offering investors an attractive 3% return at the asking price. In addition to its strong agricultural profile, the property is located next to the Klum Lake State Management Unit, providing recreational opportunities and access to public land hunting. This rare combination of income, quality soils, and recreational appeal makes it a standout investment for both farmers and land investors.

KEY FEATURES

- 79.39 total acres located in Sections 30 & 31, Port Louisa Township, Louisa County, Iowa
- 68 FSA tillable acres — approximately 82% tillable
- Average CSR2 of 58.1 — strong, productive soils
- Primarily Zook Silty Clay and Coland Clay Loam soils
- 0–2% gentle slopes, classified as NHEL (Non-Highly Erodible Land)
- Wetland determination completed — previously converted cropland with no restrictions
- Tile installation eligible for future drainage improvements
- Hog manure application improves fertility and yield potential
- Cash rent: \$16,660 annually (\$245/acre) — approx. 3% return at asking price
- Adjacent to Klum Lake State Management Unit — recreational opportunities and public land hunting
- Excellent option for investors, farm operators, or recreational buyers

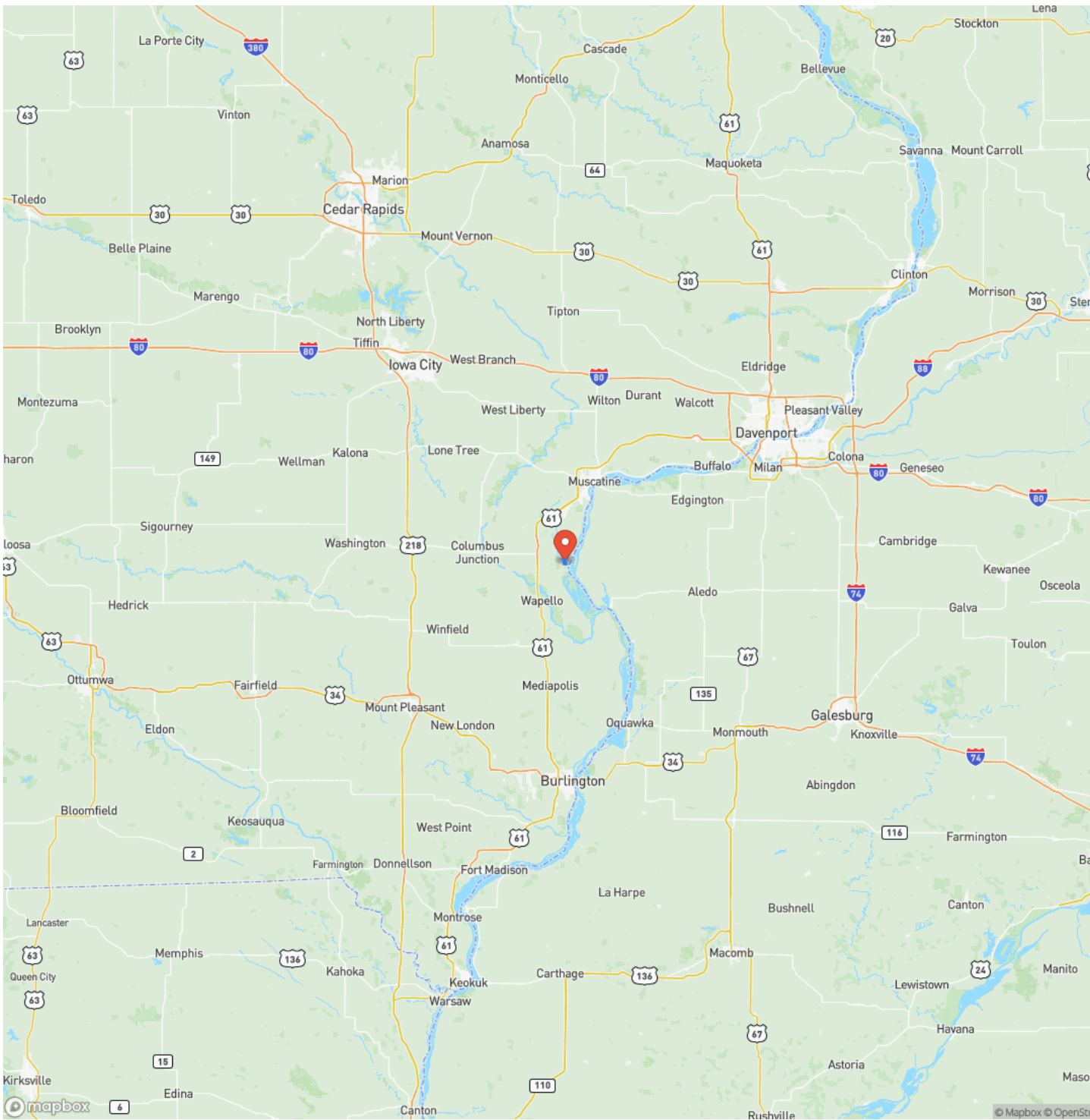
Louisa County, Iowa 79 Acres of Land for Sale
Muscatine, IA / Louisa County



Locator Map



Locator Map



Satellite Map



MORE INFO ONLINE:

www.landguys.com

Louisa County, Iowa 79 Acres of Land for Sale

Muscatine, IA / Louisa County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jesse Stay

Mobile

(217) 779-2793

Email

jesse.stay@landguys.com

Address

City / State / Zip

NOTES

[illegible]

This image shows a blank sheet 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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