

Davis County, Iowa 65 Acres of Land for Sale
0000 Mahogany Ave
Bloomfield, IA 52537

\$412,750
65± Acres
Davis County



Davis County, Iowa 65 Acres of Land for Sale

Bloomfield, IA / Davis County

SUMMARY

Address

0000 Mahogany Ave

City, State Zip

Bloomfield, IA 52537

County

Davis County

Type

Hunting Land, Recreational Land

Latitude / Longitude

40.679603 / -92.402494

Acreage

65

Price

\$412,750

Property Website

<https://landguys.com/property/davis-county-iowa-65-acres-of-land-for-sale/davis/iowa/94631/>



PROPERTY DESCRIPTION

Prime 65-acre SE Iowa recreational farm with premier wildlife habitat, water, access, and hunting.

If you're looking for a top-tier recreational farm in SE Iowa, take a close look at this 65-acre parcel in Davis County. Location, location, location this farm sits tucked underneath a highly managed 600+ acre property, dramatically reducing hunting pressure in the area and allowing mature Iowa whitetails to reach their full potential. The farm offers ideal wildlife habitat with old, overgrown cattle pastures that create some of the best bedding cover imaginable. A nice mix of timber stretches across the south side, and the property also includes three ponds, good fencing, and a creek, providing excellent water sources and travel corridors for deer and turkeys. Several spots throughout the property would be perfect for establishing strategic food plots, giving a new owner the ability to enhance holding power even more. Access is a major highlight there is a deeded easement from the west, and the seller is also willing to provide additional access from the south, allowing you to hunt this farm effectively on a variety of wind directions. Surrounded by management-minded neighbors and situated in an area known for producing quality deer, this farm is an excellent choice for anyone seeking a premier recreational property in southern Iowa.

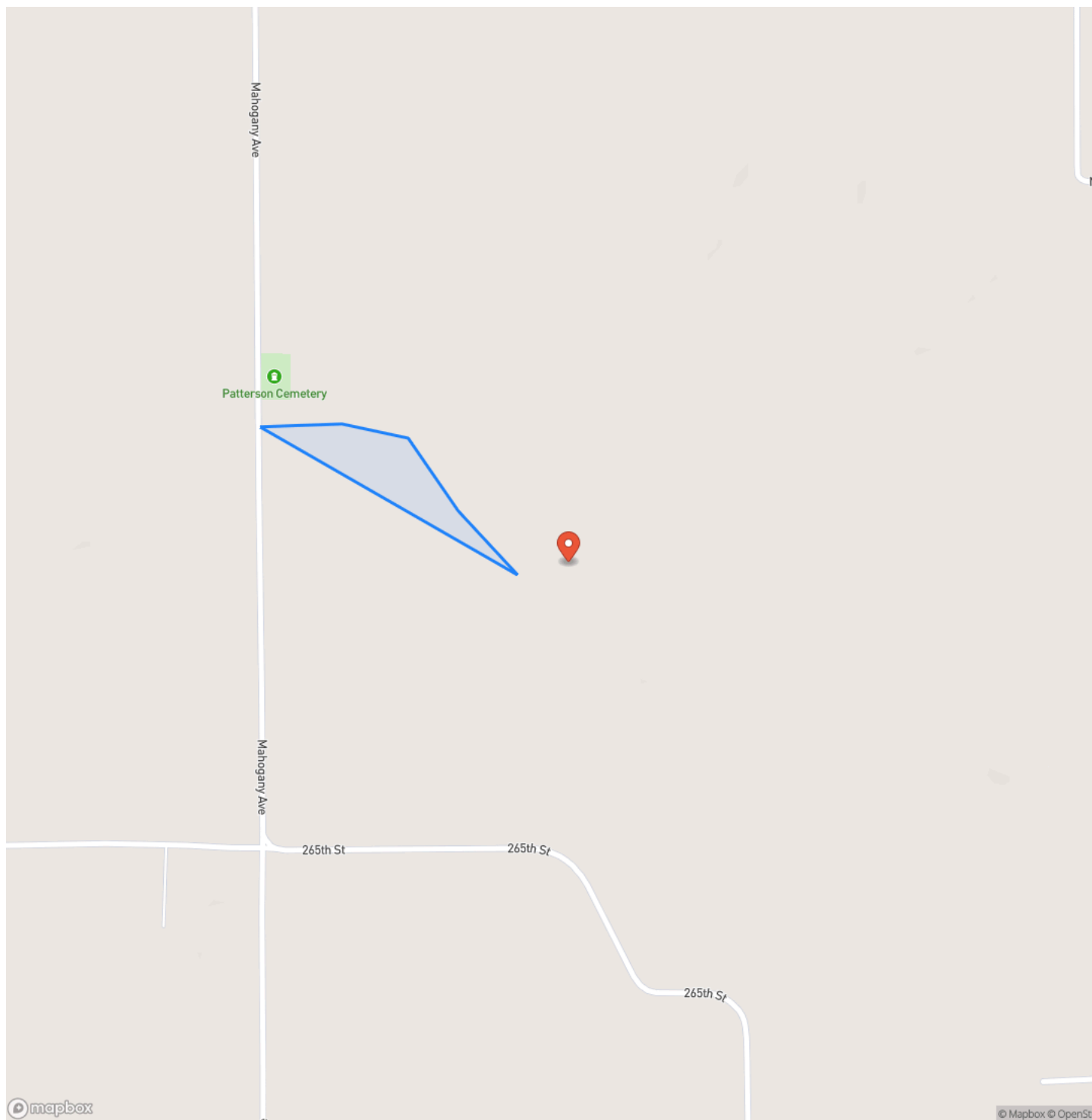
KEY FEATURES

- Premier 65-acre SE Iowa recreational farm
- Exceptional wildlife habitat and bedding cover
- Timber, ponds, fencing, and creek included
- Ideal locations for strategic food plots
- Multiple access points for optimal hunting
- Low hunting pressure from managed neighbors
- Known area for producing quality deer

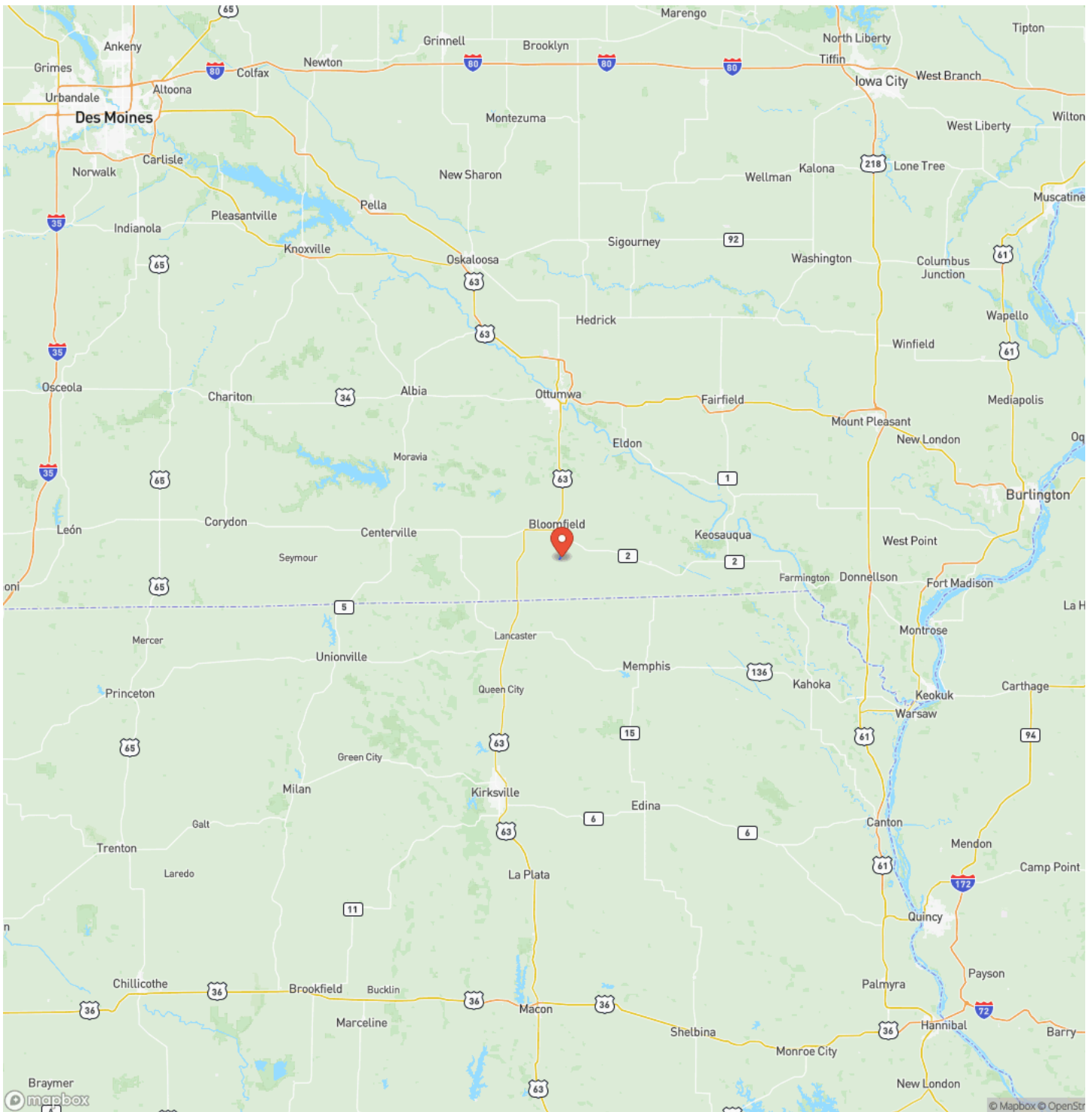
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Locator Map



Locator Map



MORE INFO ONLINE:

www.landguys.com

Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Danny Fane

Mobile

(518) 588-4497

Email

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Address

City / State / Zip

Ottumwa, IA 52501

NOTES

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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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