

**Wayne County, Iowa 160 Acres For Sale**  
0000 Ohio Road  
Corydon, IA 50060

**\$1,039,840**  
160± Acres  
Wayne County



**Wayne County, Iowa 160 Acres For Sale**  
**Corydon, IA / Wayne County**

---

**SUMMARY**

**Address**

0000 Ohio Road

**City, State Zip**

Corydon, IA 50060

**County**

Wayne County

**Type**

Hunting Land, Recreational Land

**Latitude / Longitude**

40.786086 / -93.3509

**Acreage**

160

**Price**

\$1,039,840

**Property Website**

<https://landguys.com/property/wayne-county-iowa-160-acres-for-sale-wayne-iowa/79308/>





## Wayne County, Iowa 160 Acres For Sale Corydon, IA / Wayne County

---

### **PROPERTY DESCRIPTION**

This versatile 160-acre farm offers the perfect mix of income-producing farmland, CRP acres, and exceptional recreational opportunities. Whether you're looking to build, farm, or hunt, this property checks all the boxes.

With 123.01 FSA tillable acres boasting an average CSR2 of 48.7, the farm includes 100 acres cash- rented for crop production, generating \$16,500 annually, and 22.25 acres enrolled in CRP, which yields \$4,597 annually through 09/30/2026.

For the outdoor enthusiast, this farm is located in a prime hunting area, rich with upland birds, turkeys, and trophy whitetail deer. The property's diverse landscape features dense brush, timbered draws, a pond, and secluded bottom fields—creating prime habitat for mature whitetail. Surrounded by large block landowners, hunting pressure is limited, offering an exceptional environment for wildlife.

The property also has two access points, giving future owners the flexibility to hunt various winds. Looking to build? Multiple scenic sites on the south side offer stunning panoramic views, making them perfect for a dream home or hunting cabin. Rural water and electric services are readily available along Ohio Road. Don't miss this rare opportunity to own a highly productive farm with steady income, top-tier hunting, and breathtaking build sites. Contact us today for more information!

### KEY FEATURES

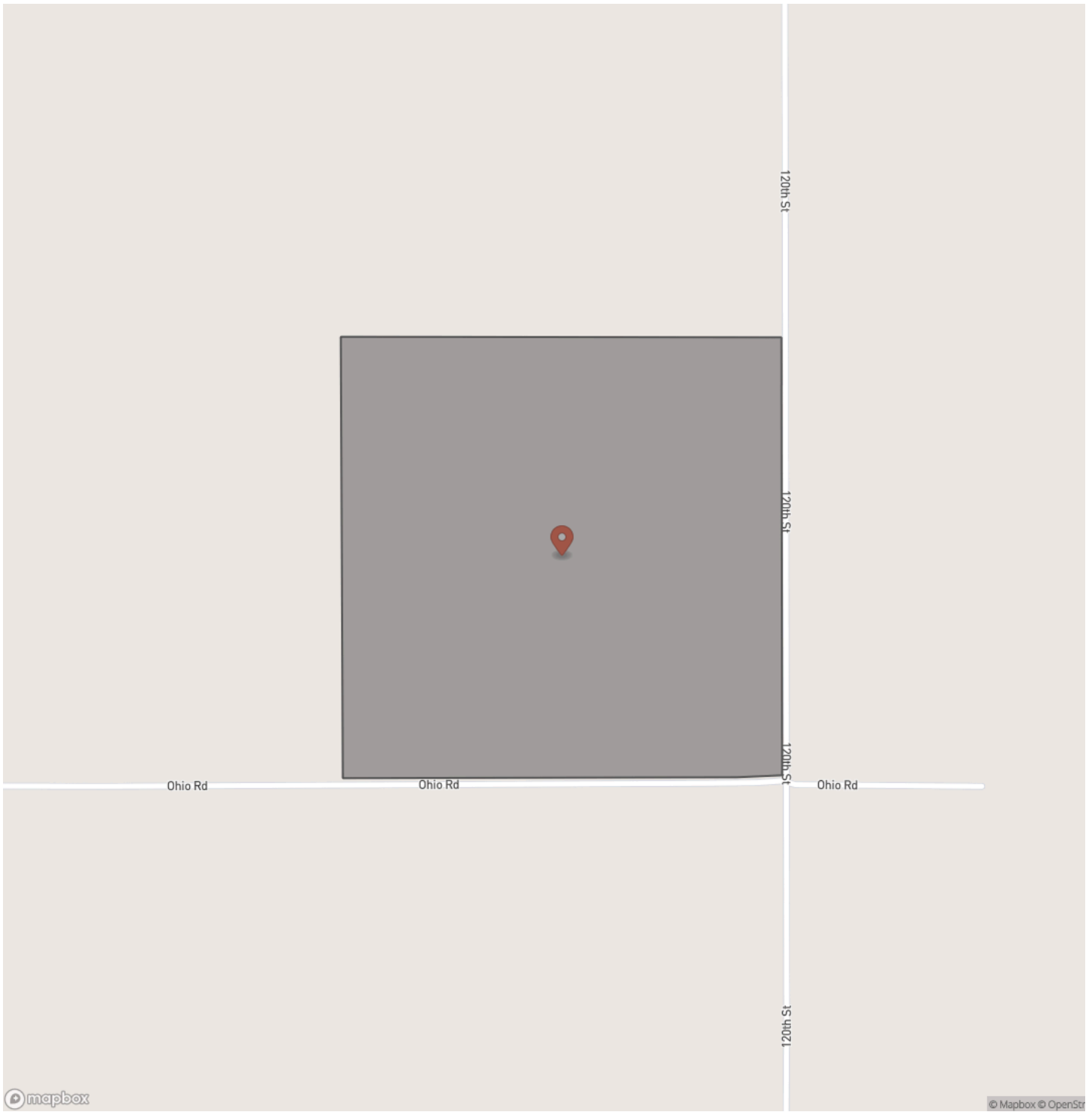
- 160 acres Wayne County Iowa
- Income producing farm: 21,097 annually
- Dense brushy timber draws
- Two sided access
- Excellent building sites
- 2 miles from Corydon
- Utilities available

**Wayne County, Iowa 160 Acres For Sale  
Corydon, IA / Wayne County**

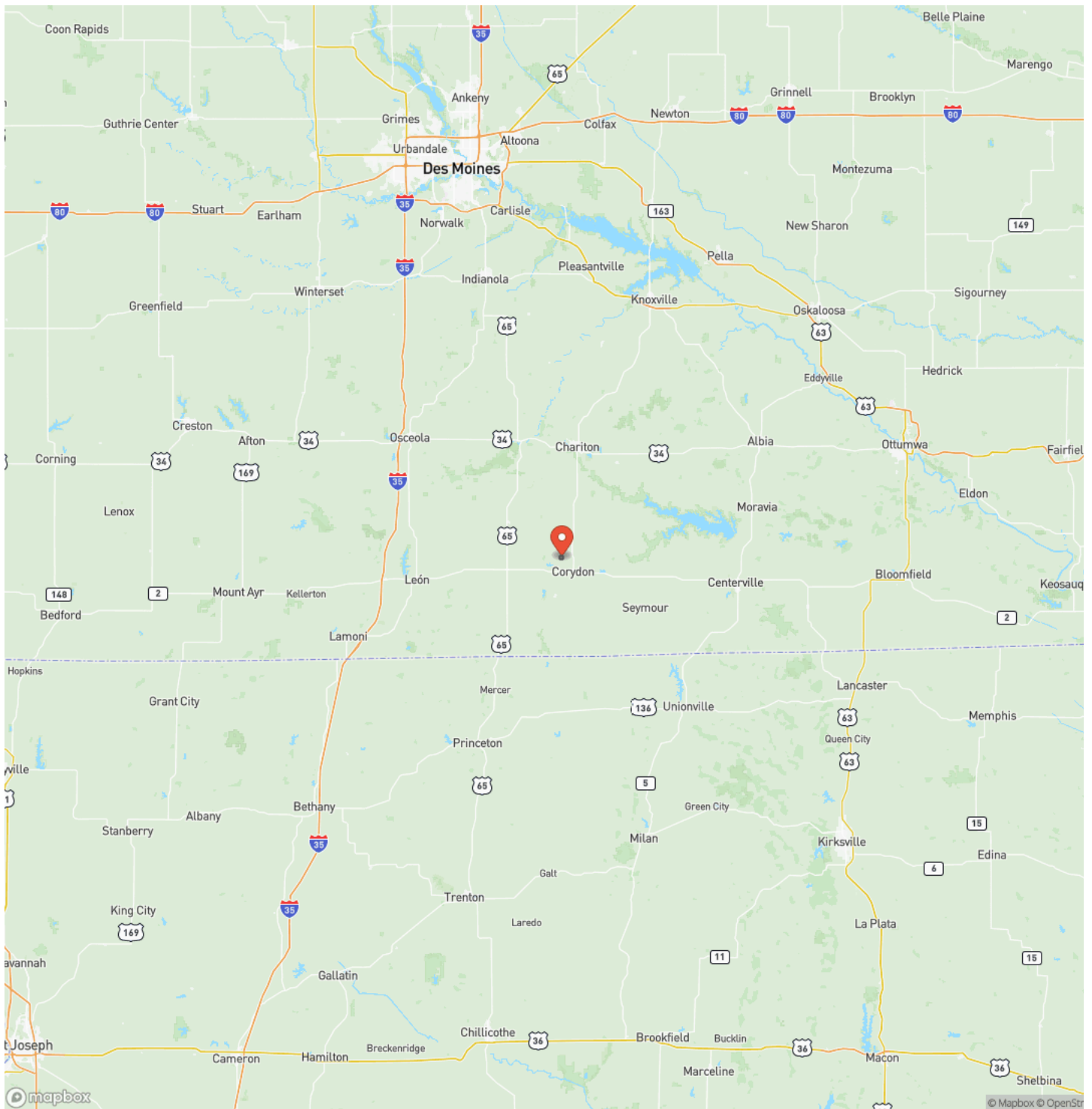
---



## Locator Map



# Locator Map



**MORE INFO ONLINE:**

[www.landguys.com](http://www.landguys.com)



## Satellite Map









## **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.

---

**LandGuys**  
4331 Conestoga Dr  
Springfield, IL 62711  
(217) 899-1240  
[www.landguys.com](http://www.landguys.com)

---