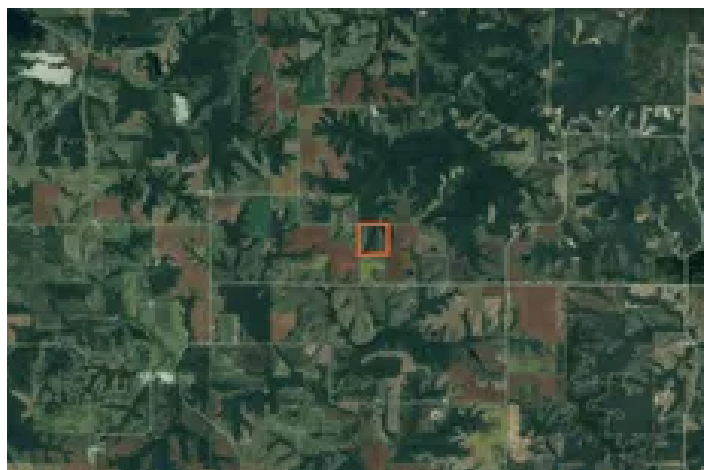


**Davis County, Iowa 38 Acres of Land For Sale**  
0000 150th  
Floris, IA 52560

**\$247,000**  
38± Acres  
Davis County



## Davis County, Iowa 38 Acres of Land For Sale

### Floris, IA / Davis County

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#### **SUMMARY**

##### **Address**

0000 150th

##### **City, State Zip**

Floris, IA 52560

##### **County**

Davis County

##### **Type**

Recreational Land, Timberland, Hunting Land, Farms

##### **Latitude / Longitude**

40.841026 / -92.219147

##### **Acreage**

38

##### **Price**

\$247,000

##### **Property Website**

<https://landguys.com/property/davis-county-iowa-38-acres-of-land-for-sale-davis-iowa/81201/>



## **Davis County, Iowa 38 Acres of Land For Sale**

### **Floris, IA / Davis County**

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#### **PROPERTY DESCRIPTION**

Don't miss this rare opportunity to own 38 +/- acres of well managed land located in Northeast Davis County, just south of Selma. This highly diverse tract offers a combination of thick hardwood timber, rolling topography, and open pasture making this a well-rounded recreational retreat. Thoughtfully and strategically managed by current owner and like-minded neighboring properties for trophy whitetail deer. This tract includes an established trail system, small shallow interior pond that provides a yearlong water source, and multiple large open areas offering ideal locations for food plots that could pull wildlife from all directions.

Located just 25 minutes from Ottumwa, IA this property gives you all the rural feels without being far from amenities.

This property is a turnkey parcel offering a magnitude of diversity. Holding many traits to stand out as an elite small hunting tract in a well sought after area - don't miss this opportunity!

Call or text for your private showing today!

#### **KEY FEATURES**

- Established food plot locations with opportunity for expansion
- Year round water source
- Established trail system throughout
- Gated access
- Multiple locations for stands and tower blinds
- Incredible trail cam history

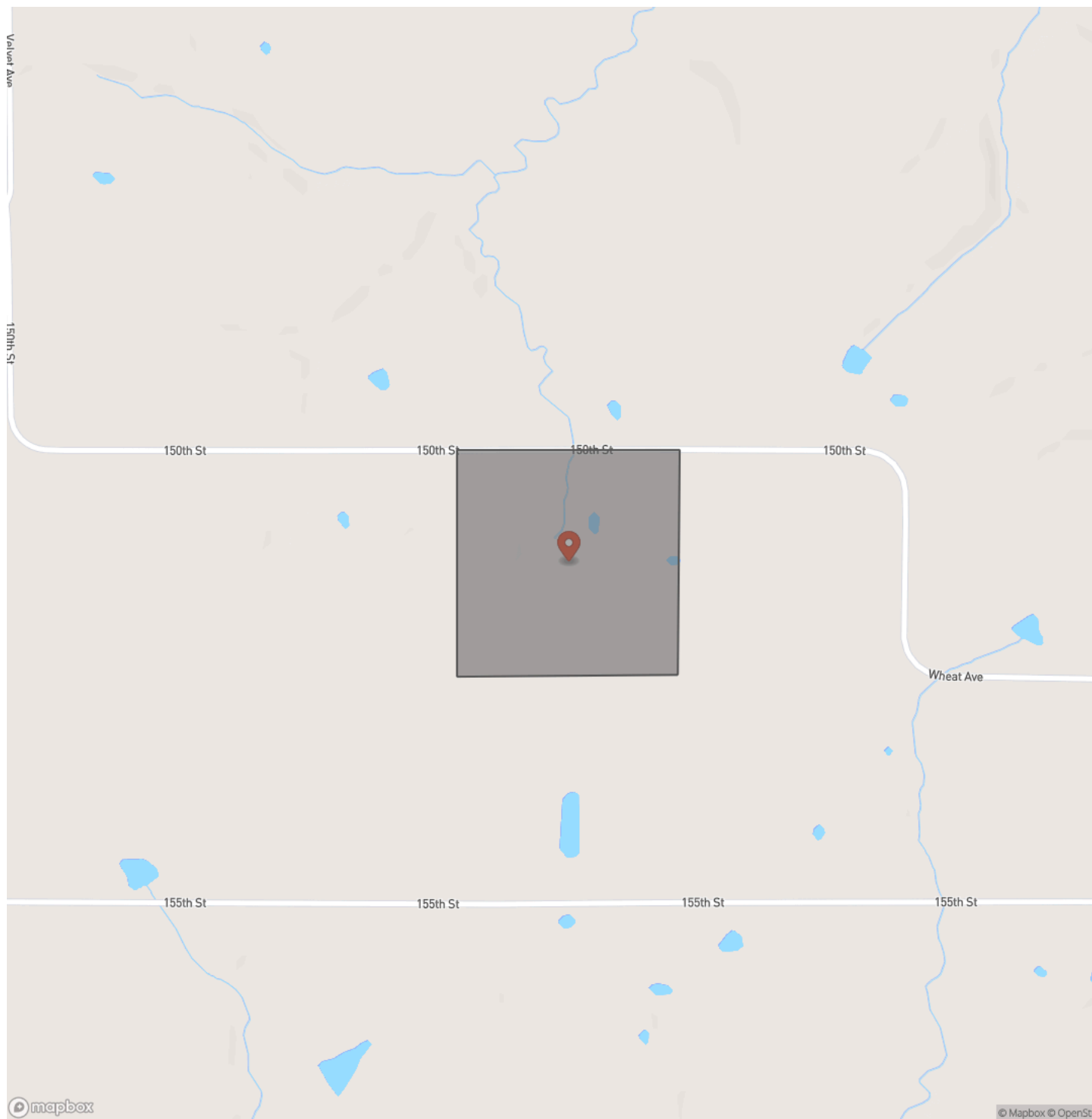


**Davis County, Iowa 38 Acres of Land For Sale**  
**Floris, IA / Davis County**

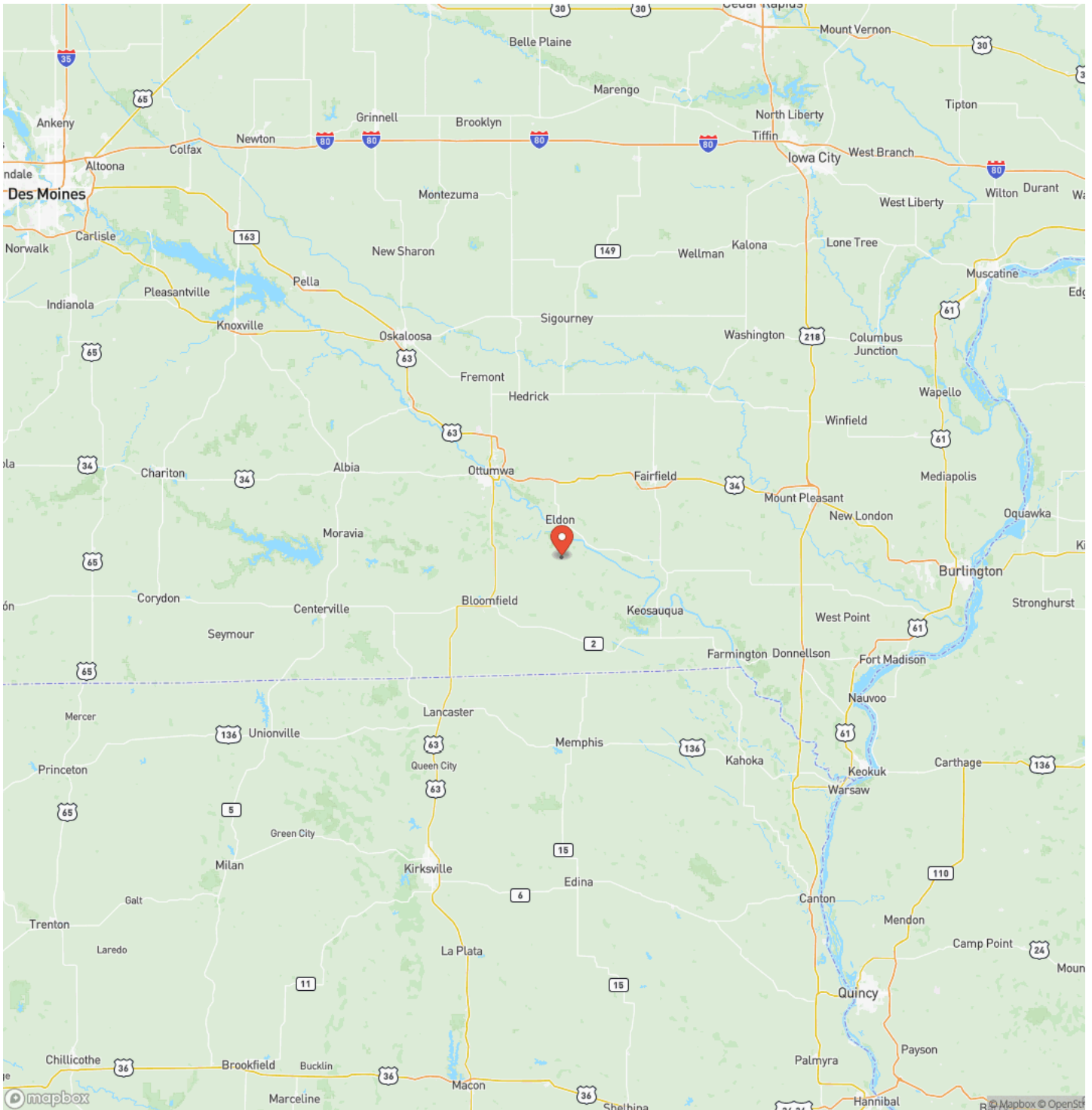
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## Locator Map



## Locator Map





## Satellite Map



## Davis County, Iowa 38 Acres of Land For Sale Florin, IA / Davis County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

David Little

## Mobile

(660) 341-4156

## Office

(660) 341-4156

## Email

david@realstack.com

## Address

## City / State / Zip

## 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.



## This image shows a single 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.

## **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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