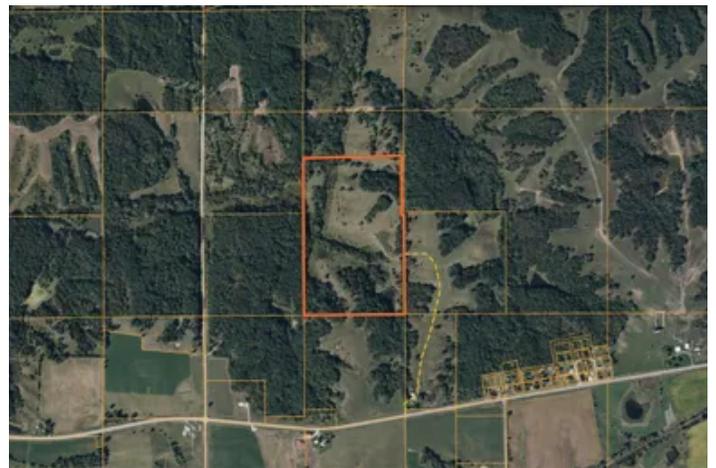


Davis County, IA 61 Acres Land For Sale
000 Bunch Rd
Drakesville, IA 52552

\$390,978
61± Acres
Davis County



Davis County, IA 61 Acres Land For Sale
Drakesville, IA / Davis County

SUMMARY

Address

000 Bunch Rd

City, State Zip

Drakesville, IA 52552

County

Davis County

Type

Recreational Land, Hunting Land, Timberland, Farms

Latitude / Longitude

40.79199 / -92.602037

Acreage

61

Price

\$390,978

Property Website

<https://landguys.com/property/davis-county-ia-61-acres-land-for-sale-davis-iowa/80327/>



Davis County, IA 61 Acres Land For Sale Drakesville, IA / Davis County

PROPERTY DESCRIPTION

Positioned in one of Southern Iowa's most exclusive and heavily managed whitetail corridors, this 61-acre recreational estate offers the rare opportunity to own land in a truly elite neighborhood. Surrounded by proven genetics and optimal habitat, this parcel borders a private 1,700-acre tract to the east and Lake Wapello State Park to the north—an expansive, non-hunting sanctuary that enhances the local deer population and creates unmatched holding power.

The property offers a strong mix of features:

- Established food plots strategically placed for wildlife traffic
- Three ponds providing year-round water sources
- Solid trail system throughout the property
- Rolling topography for ideal stand placement
- East-side access, perfect for hunting predominant west winds

Currently generating \$1,300+ in annual CRP income, this tract not only delivers exceptional recreation, but also provides passive revenue and long-term conservation value.

Located just 25 minutes from both Lake Rathbun and Lancaster, MO, and with over 10,000 acres of public land access within 30 minutes, this property is a turnkey basecamp for those who seek premier hunting, fishing, and outdoor exploration.

Whether you're pursuing world-class whitetails, looking for a peaceful escape, or seeking a secure land investment in an appreciating region, this property stands in a class of its own.

Schedule your private showing today—properties of this caliber rarely come to market

INCOME:

CRP - \$1,349.56

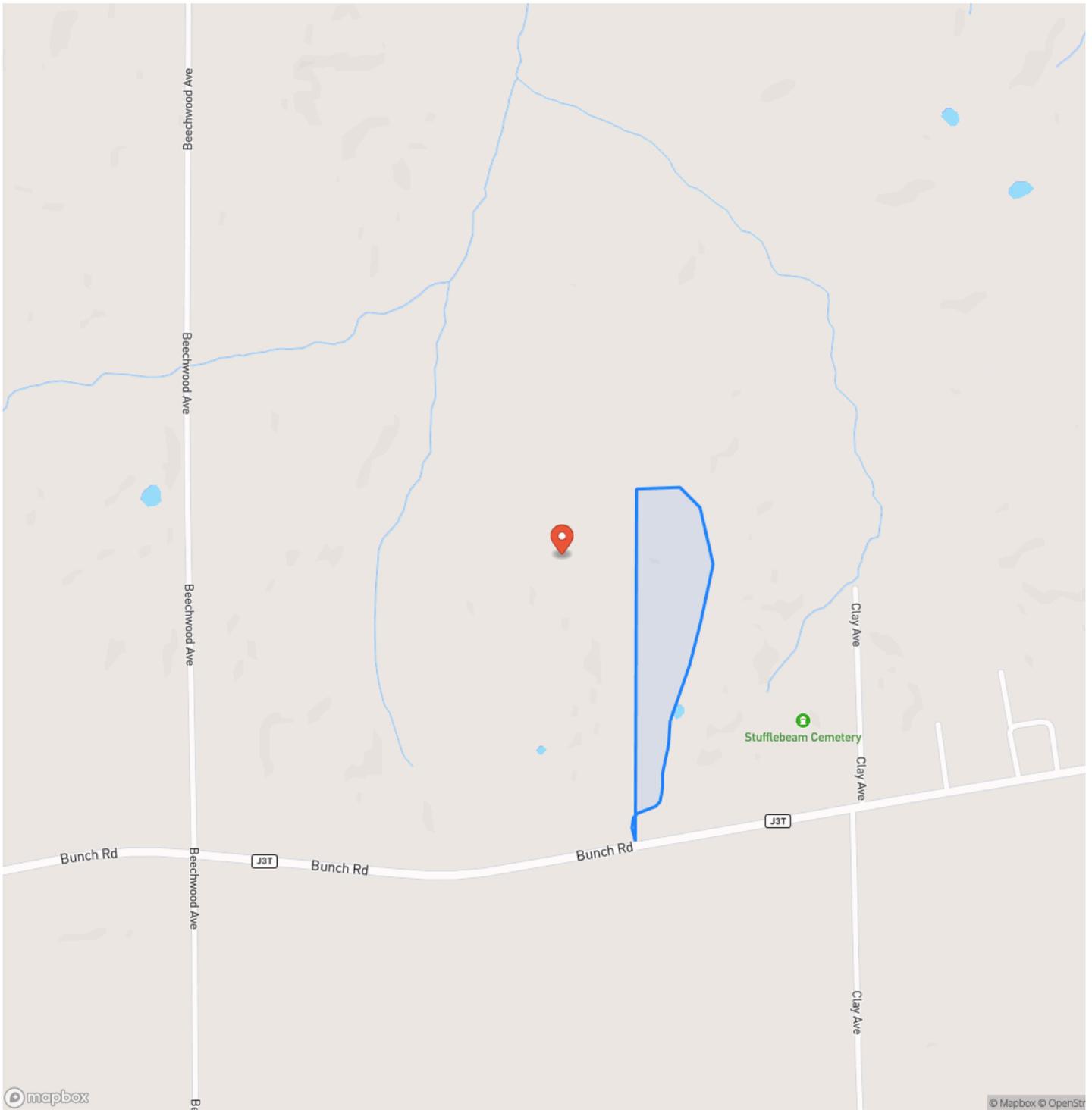
KEY FEATURES

- Surrounded by a 1,700+ acre privately managed tract to the east
- Next to Lake Wapello State Park to the north (non-hunted sanctuary)
- Located in a renowned trophy whitetail corridor
- Professionally maintained food plots
- 3 ponds offering water sources & scenic views
- Established trail system for easy access throughout
- Gently rolling topography with strategic stand locations
- East-side access perfect for hunting dominant winds
- Over \$1,300/year in CRP income

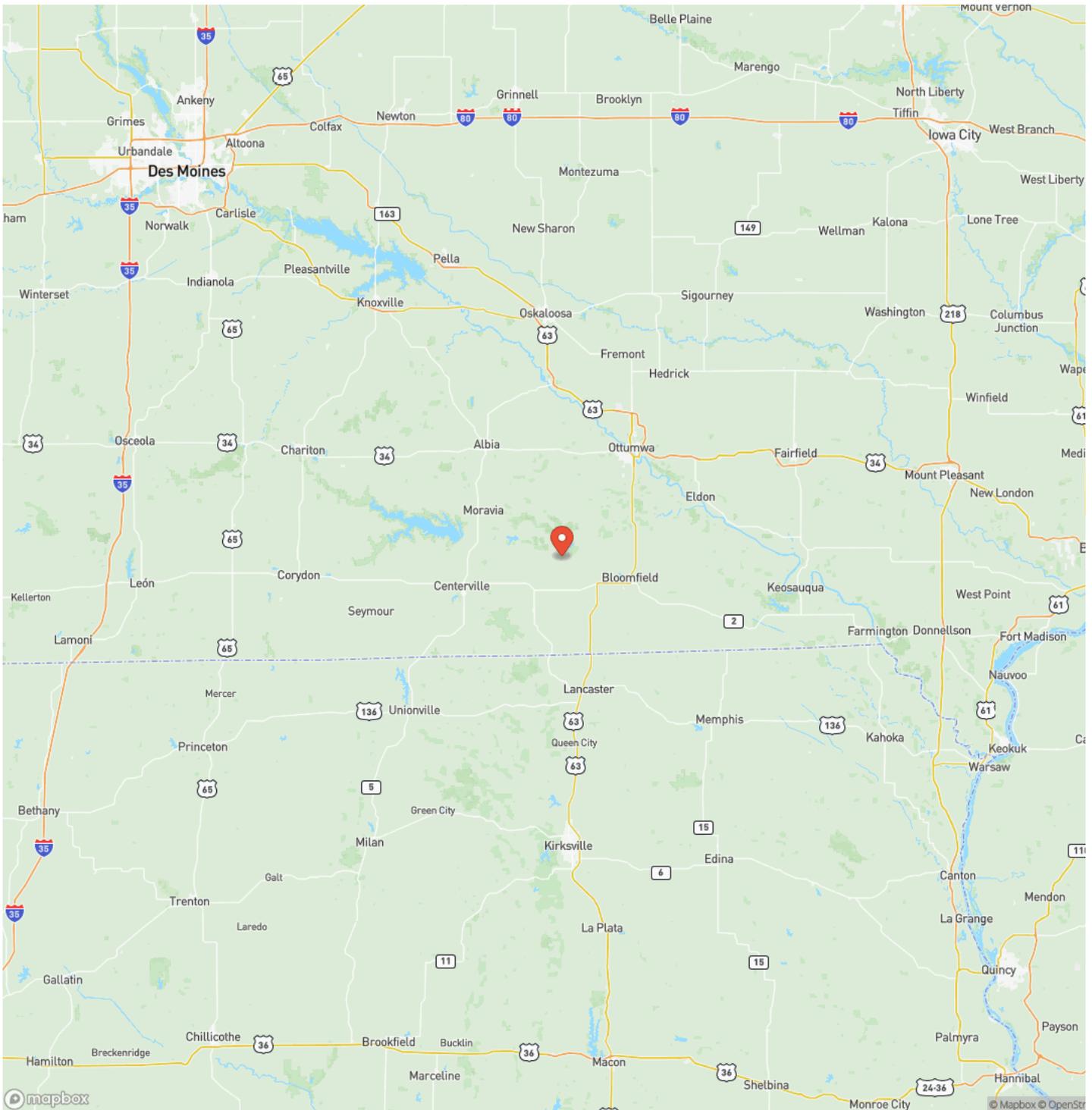
**Davis County, IA 61 Acres Land For Sale
Drakesville, IA / Davis County**



Locator Map



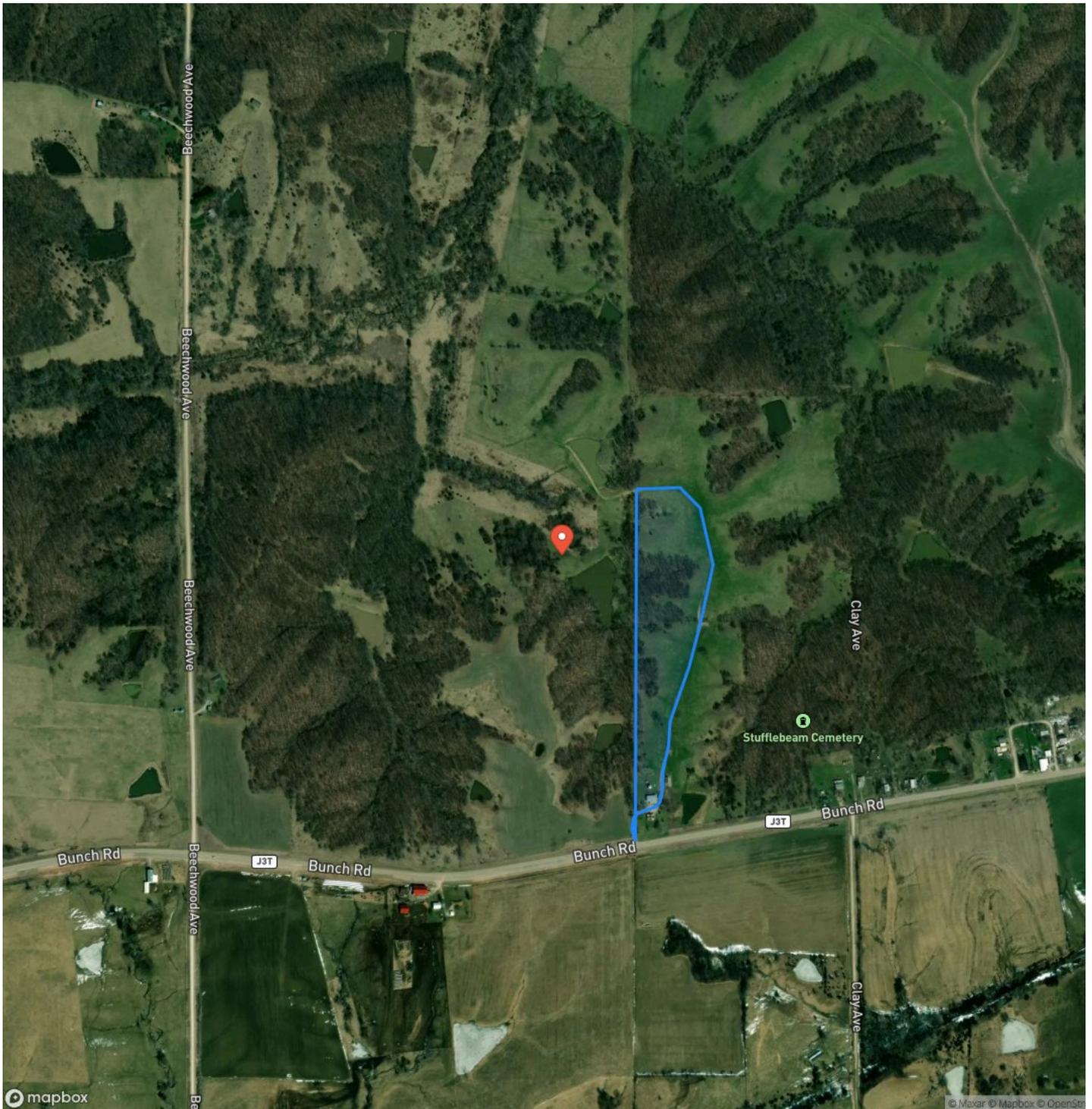
Locator Map



MORE INFO ONLINE:

www.landguys.com

Satellite Map



DISCLAIMERS

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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
