

**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**

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**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

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#### **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**

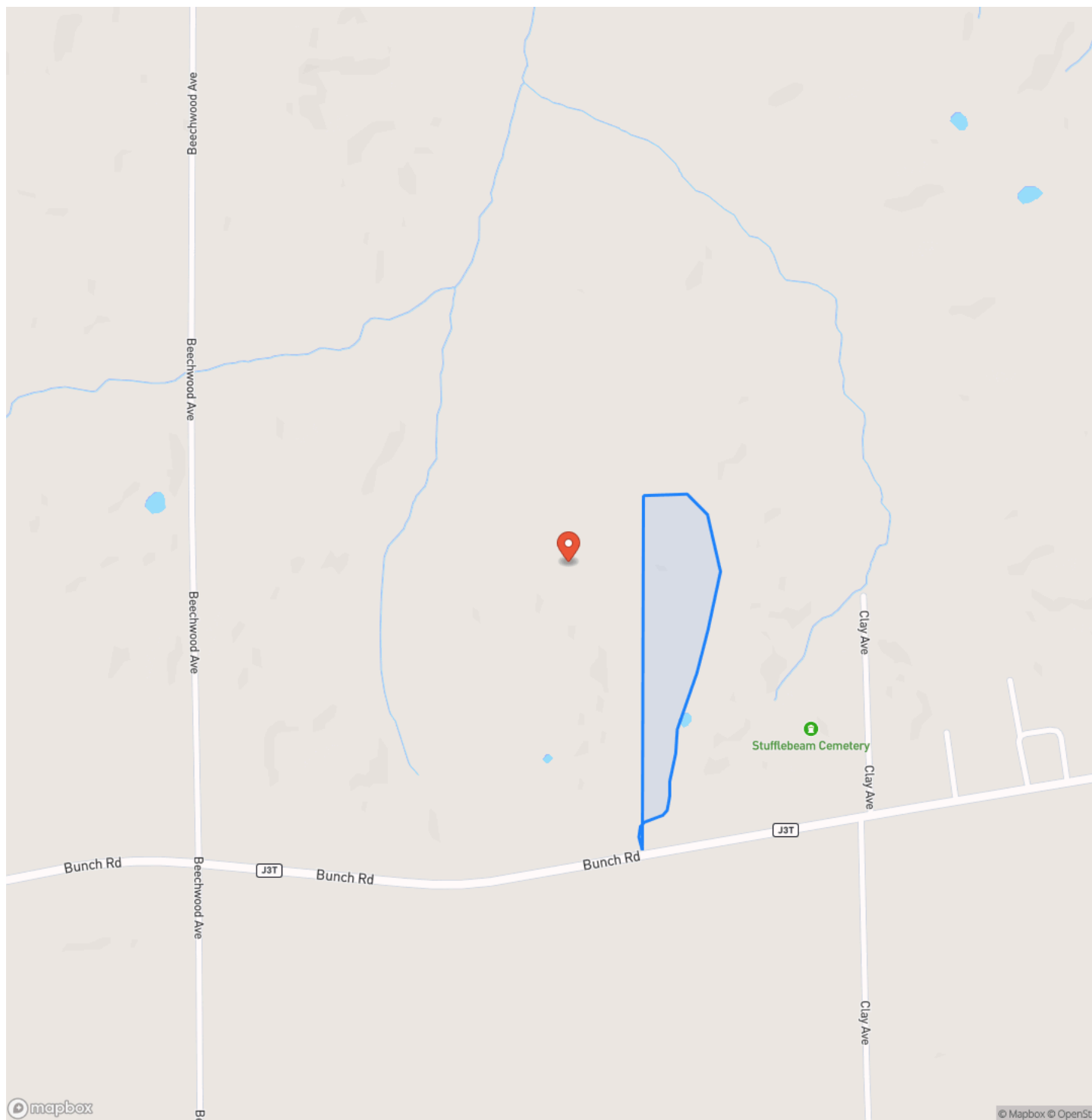
- Surrounded by a 1,700+ acre privately managed tract to the east
- Next to Lake Wapello State Park to the north (non-hunted sanctuary)
- Located in a renowned trophy whitetail corridor
- Professionally maintained food plots
- 3 ponds offering water sources & scenic views
- Established trail system for 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

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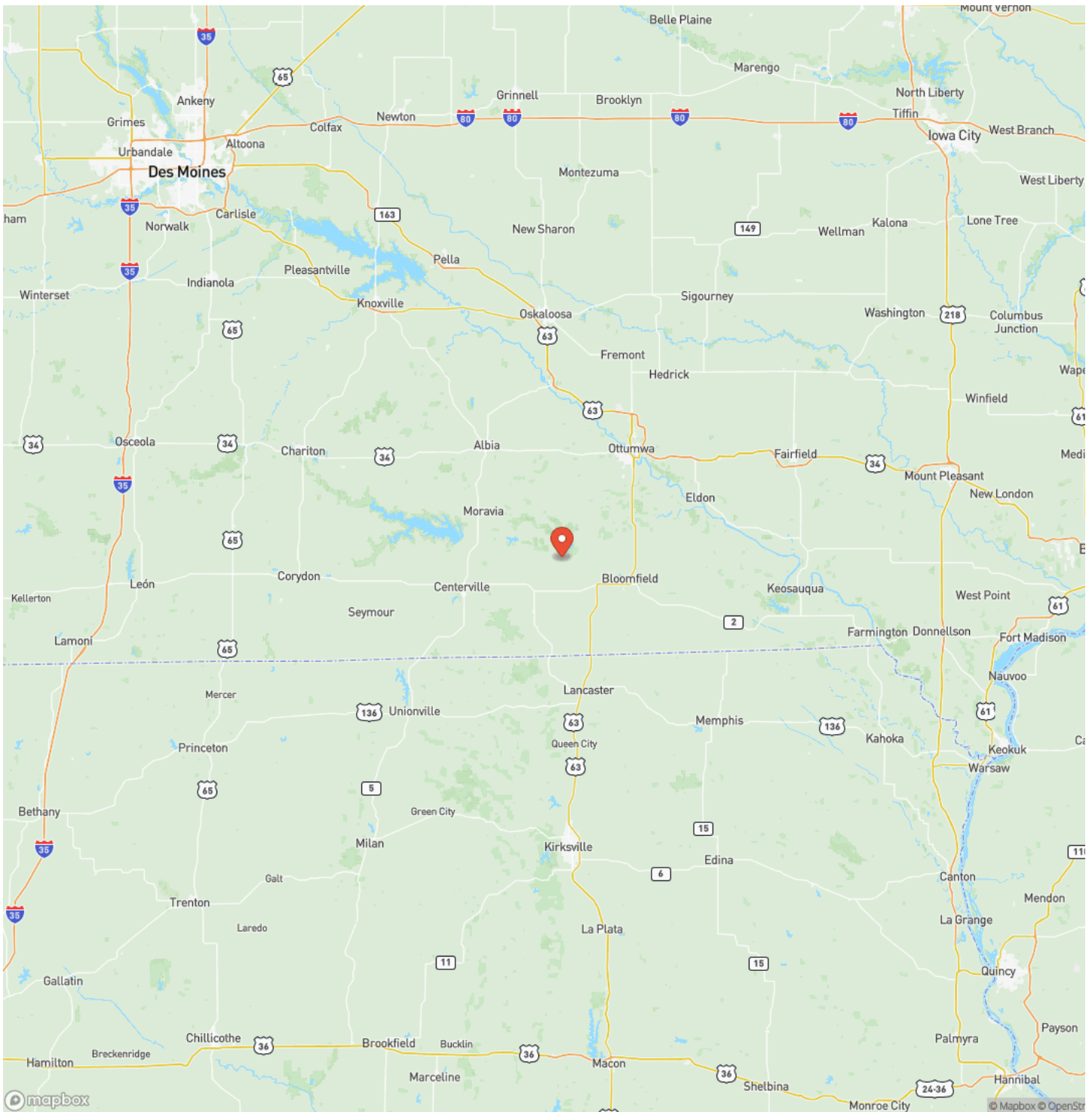
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## Locator Map



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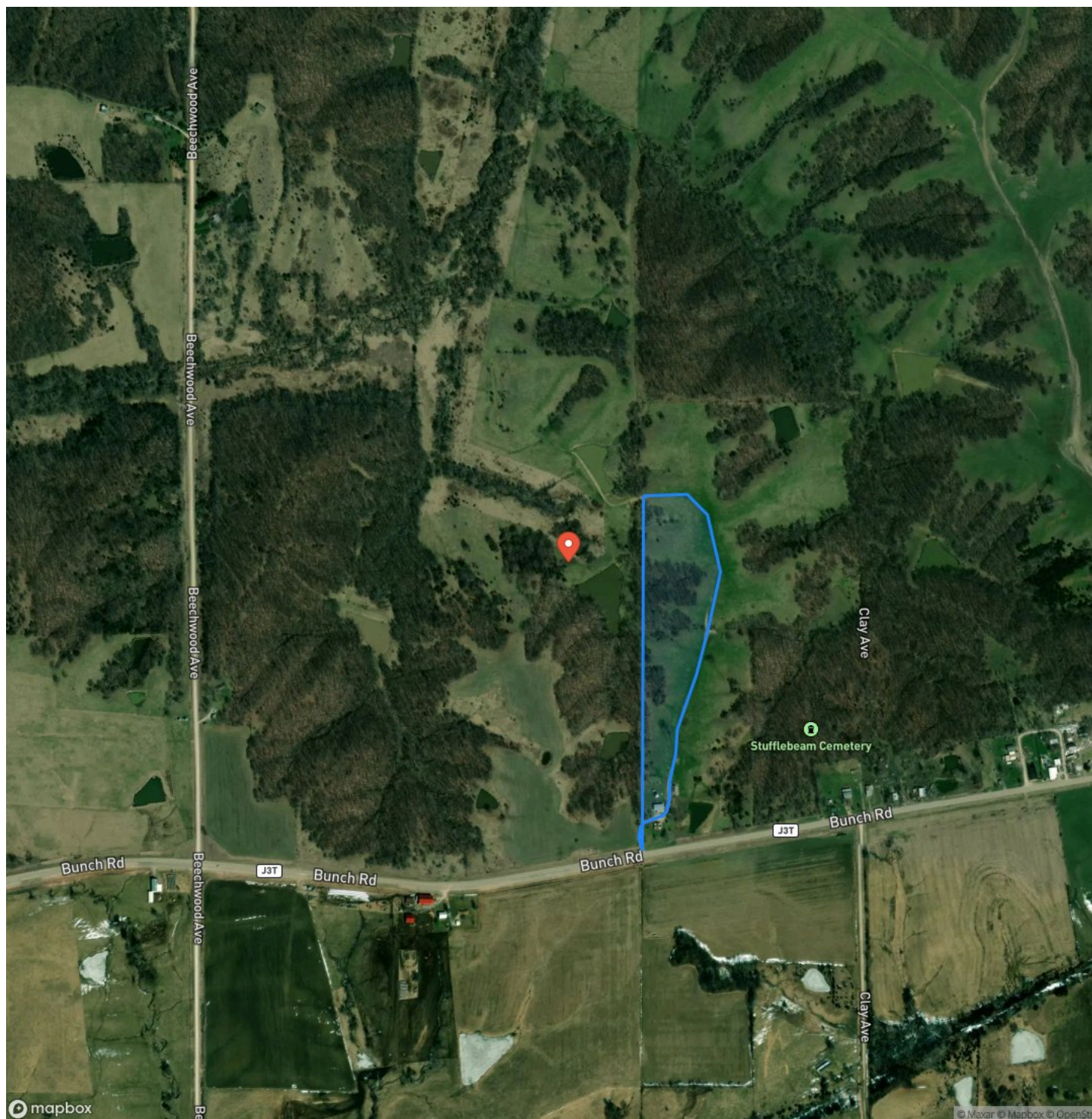


**MORE INFO ONLINE:**

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



## Satellite Map



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

**LISTING REPRESENTATIVE**

**For more information contact:**



### Representative

Danny Fane

## Mobile

(518) 588-4497

## Email

dfane@landguys.com

**Address**

City / State / Zip

## NOTES

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## 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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