

Davis County, Iowa 534 Acres of Land With Home For Sale
25416 Nuthatch Ave
Bloomfield, IA 52537

\$5,413,560
534± Acres
Davis County



Davis County, Iowa 534 Acres of Land With Home For Sale Bloomfield, IA / Davis County

SUMMARY

Address

25416 Nuthatch Ave

City, State Zip

Bloomfield, IA 52537

County

Davis County

Type

Farms, Hunting Land, Recreational Land, Residential Property

Latitude / Longitude

40.67137 / -92.3699

Dwelling Square Feet

1758

Bedrooms / Bathrooms

3 / 2.5

Acreage

534

Price

\$5,413,560

Property Website

<https://landguys.com/property/davis-county-iowa-534-acres-of-land-with-home-for-sale-davis-iowa/78137/>



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PROPERTY DESCRIPTION

Rarely does a property of this caliber become available in Southeast Iowa. Spanning 534 acres, this expansive parcel offers a unique opportunity to invest, hunt, and live your dream. Southern Iowa's natural beauty is showcased here, with a breathtaking mix of oak timber, brushy fence lines, cedar stands, bottomland woodlands, towering native grasses, rugged pasture thickets, and fertile farmland. This diverse landscape is nothing short of extraordinary and offers the perfect habitat for mature whitetails.

The property boasts seven fully stocked ponds, two with tranquil fountains, and borders the scenic Wyaconda River. With marketable timber and over 150 carefully planted fruit trees, it offers both beauty and potential. Included in the sale are 10 strategically placed Redneck blinds, 3 feeders, and several ladder stands—ready to enhance your outdoor experience.

The farming operation is impressive, with 298 fully tiled and terraced acres, an average CSR2 rating of 51.5, and an annual income of \$74,500. In addition, 25 acres of premium alfalfa generate a steady \$3,000 annually, further adding to the property's income potential.

The custom barndominium is truly a standout, offering 1,758 sq. ft. of luxurious living space. Featuring 3 bedrooms, 2.5 bathrooms, and high-end finishes throughout, this home is designed for modern living in an incredibly private setting. The property also includes a 66x56 heated storage area with in-floor heat, perfect for equipment, along with a 66x96 cold storage space to meet all your storage needs.

Opportunities to acquire such a large, contiguous tract of land in Southeast Iowa are becoming increasingly rare. Don't miss the chance to own this extraordinary property before it's gone!

INCOME

- \$77,500 Annual Income

KEY FEATURES

House/Shop:

- 3 bedrooms
- 2.5 bath home
- Features 1758 ' of luxury living space
- Stainless steel appliances
- Wet bar
- Built in fire place
- Granite countertops with custom cabinetry
- Radiant floor heat
- On demand hot water heated
- 56x66 insulated/ radiant floor heat
- 66X96 cold storage
- Shop ceiling fans
- LiftMaster Overhead doors
- 2hrs from Des Moines
- 30 Minutes from Memphis MO

Land:

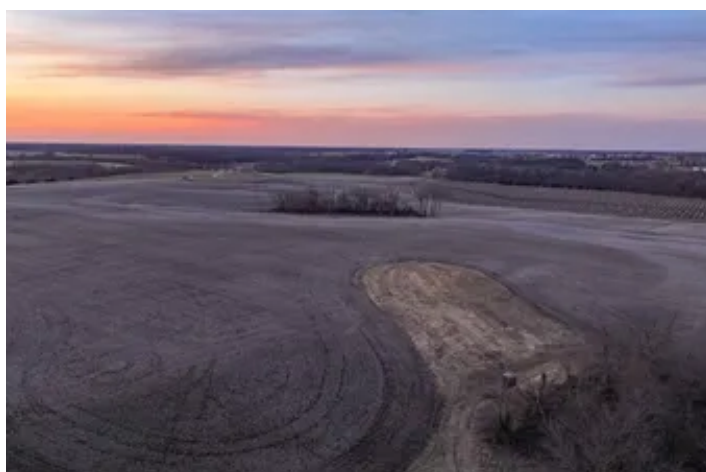
- Average CSR2 51.5 (Fully tiled and terraced)
- 298 tillable acres
- 25 acres alfalfa
- 77,500 annual income
- 10 Redneck Blinds on 10' platform
- 3 Redneck 750lb feeder
- Multiple ladder stands

MORE INFO ONLINE:

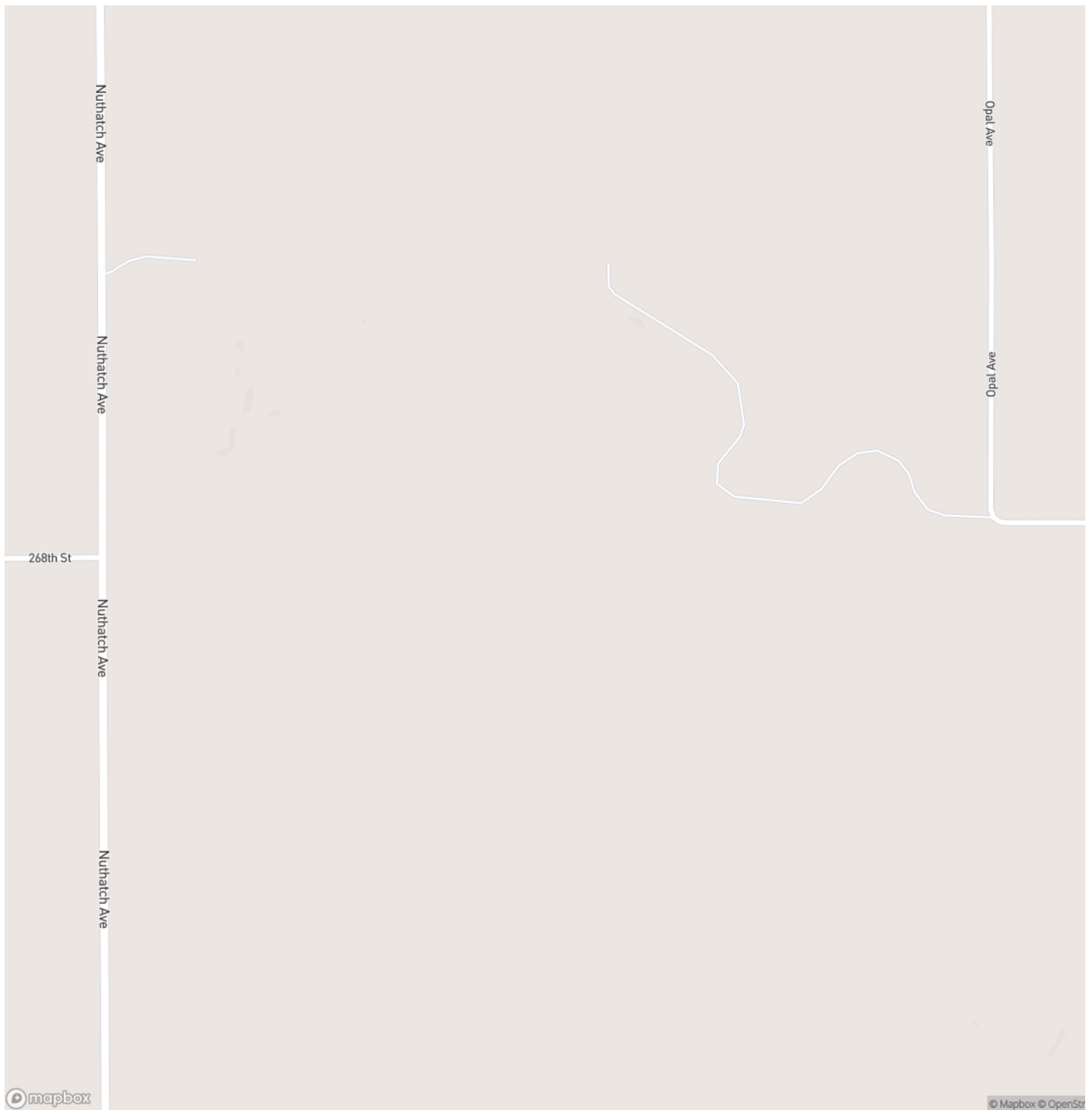
www.landguys.com

- 7 stocked ponds- 2 with solar fountains
- Borders South Wyaconda River
- 3 Redneck 750lb feeders
- 150 Fruit Trees
- Several perineal food plots
- Marketable timber
- 298 tillable
- Excellent access

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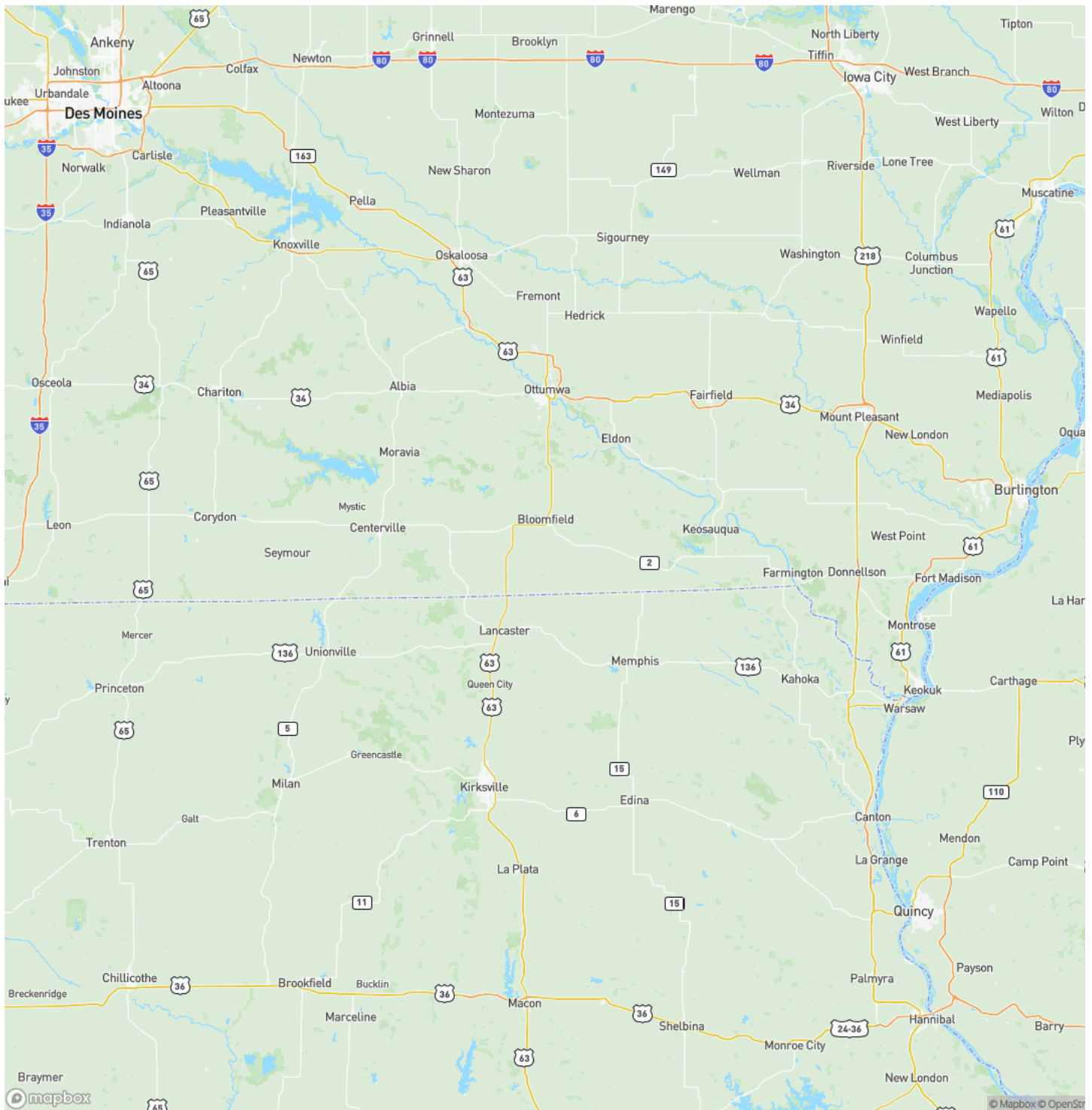


Locator Map



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Locator Map



MORE INFO ONLINE:

www.landguys.com

Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



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NOTES

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