

Wayne County, IA 10 Acres with Home
2326 Ohio Rd
Corydon, IA 50060

\$300,000
10± Acres
Wayne County



Wayne County, IA 10 Acres with Home Corydon, IA / Wayne County

SUMMARY

Address

2326 Ohio Rd

City, State Zip

Corydon, IA 50060

County

Wayne County

Type

Residential Property, Recreational Land, Farms

Latitude / Longitude

40.78338 / -93.30218

Dwelling Square Feet

2508

Bedrooms / Bathrooms

3 / 2

Acreage

10

Price

\$300,000

Property Website

<https://landguys.com/property/wayne-county-ia-10-acres-with-home-wayne-iowa/83905/>



Wayne County, IA 10 Acres with Home Corydon, IA / Wayne County

PROPERTY DESCRIPTION

Escape to your very own slice of rural paradise with this beautifully updated farmhouse, perfectly positioned just northeast of Corydon in scenic Wayne County. Nestled on 10.06 peaceful acres, this stunning 3-bedroom, 2-bath home offers 2,508 square feet of living space and blends timeless farmhouse charm with all the modern comforts your family needs.

Step inside and experience the warmth and character of an old farmhouse, thoughtfully updated with today's amenities. With spacious living areas, this home is ideal for a growing family seeking room to stretch out and enjoy the tranquility of country living. The large kitchen and dining space flow seamlessly into inviting common areas, while each bedroom offers generous space and natural light.

Outside, you'll find everything you need for rural life and entertaining. A detached shop with concrete floors provides the perfect space for hobbies, projects, or storage, complete with an attached lean-to for additional equipment storage. The expansive, fully fenced backyard is ideal for pets and children, and the back porch is a true highlight — perfect for relaxing or entertaining guests while taking in breathtaking views of the countryside in every direction.

The property is fully fenced and optimized for livestock, featuring established pastureland and a livestock waterer connected to Rathbun city water. Year round water is also available in the large pond that sits right in the middle of the property. It's ready for horses, cattle, or other animals consisting of about a 7 acre piece of pasture and open ground just west of the home.

For the outdoor enthusiast, this is a dream come true — food plots of alfalfa, rye, and clover are already in place that draw in mature whitetail bucks year round. The owner has a strong history of trail camera photos and successful harvest to prove it. With big block landowners in all directions, hunting pressure is low, and the age structure of bucks is strong and evident in this big buck neighborhood of Wayne County. Native grasses on the hillside below the home also offer excellent pheasant hunting opportunities where the owner often hears roosters cackling from the back porch.

With no neighbors in sight, you'll enjoy unmatched privacy from the sprawling front porch and the calming sounds of nature all year long. Whether you're raising a family, managing livestock, or simply looking for a peaceful place to call home, this one-of-a-kind property offers it all.

Don't miss this rare opportunity to own a turnkey country homestead with beauty, functionality, and recreation in every direction. Contact Tristin Williams with LandGuys for more information or to schedule your private showing today!

Key Features:

- 10.06 fully fenced acres
- 3 bed, 2 bath | 2,508 sq ft home
- Farm House 2 story design with modern updates
- Detached shop with concrete floors + lean-to
- Livestock-ready pasture with city water livestock waterer
- Food plots (alfalfa, rye, clover) & abundant wildlife
- Excellent deer, turkey, and pheasant hunting
- Spacious fenced backyard & scenic back porch views
- No neighbors – ultimate privacy

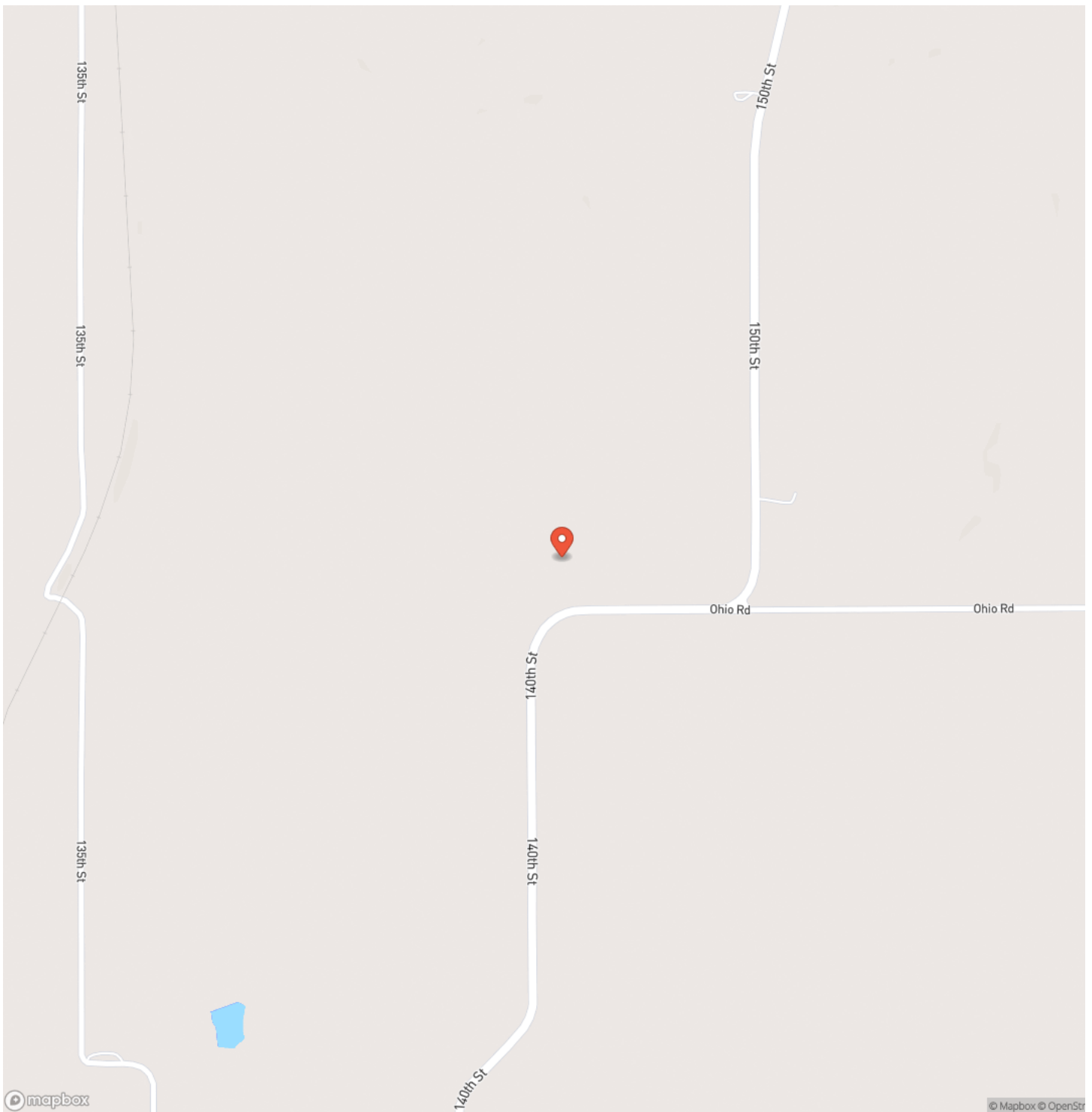
MORE INFO ONLINE:

www.landguys.com

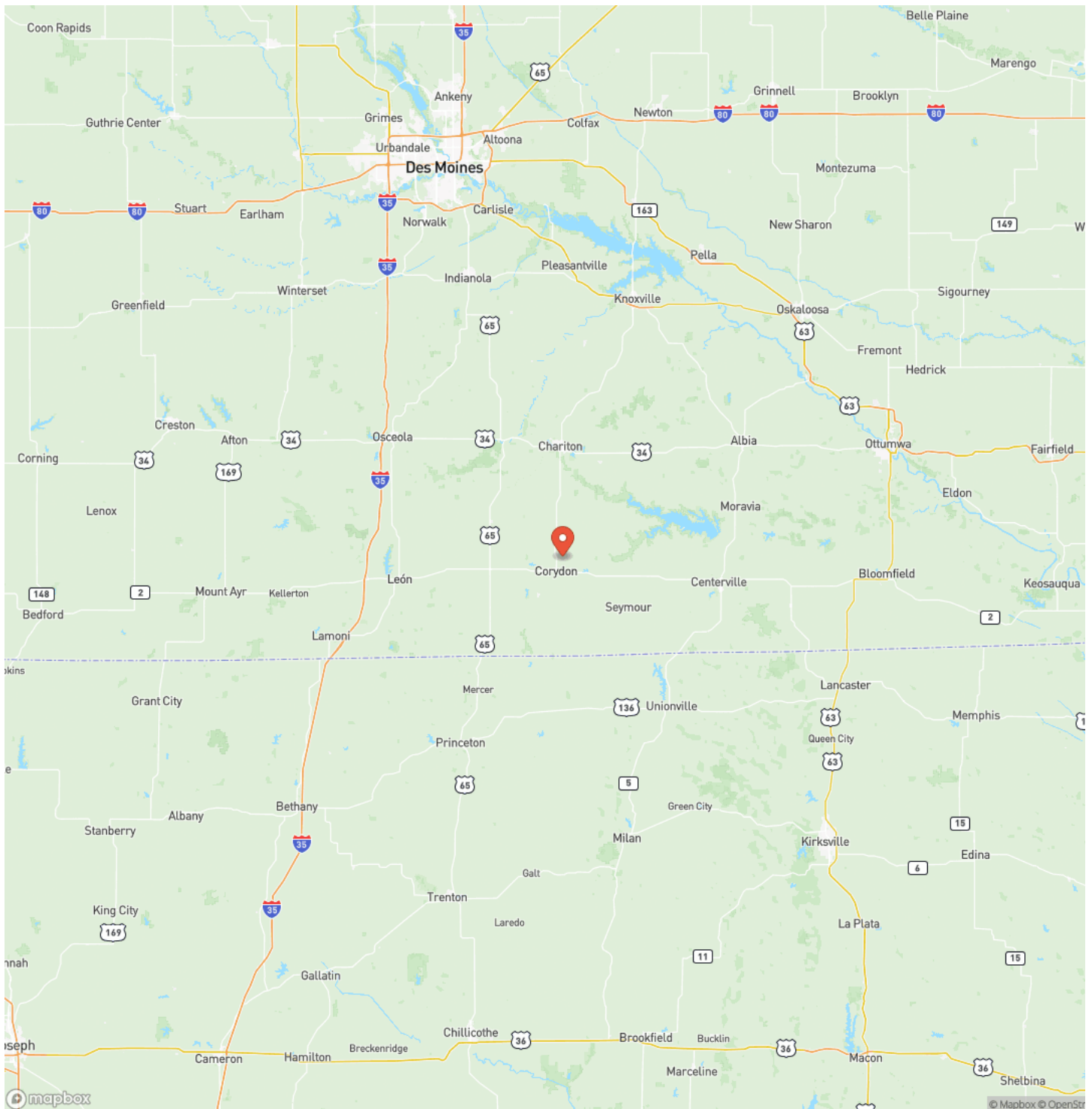
Wayne County, IA 10 Acres with Home
Corydon, IA / Wayne County



Locator Map



Locator Map



Satellite Map



Wayne County, IA 10 Acres with Home
Corydon, IA / Wayne County

LISTING REPRESENTATIVE

For more information contact:



Representative

Tristin Williams

Mobile

(816) 808-3083

Office

(217) 899-1240

Email

tristin@landguys.com

Address

City / State / Zip

NOTES

[illegible]

[illegible]

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
