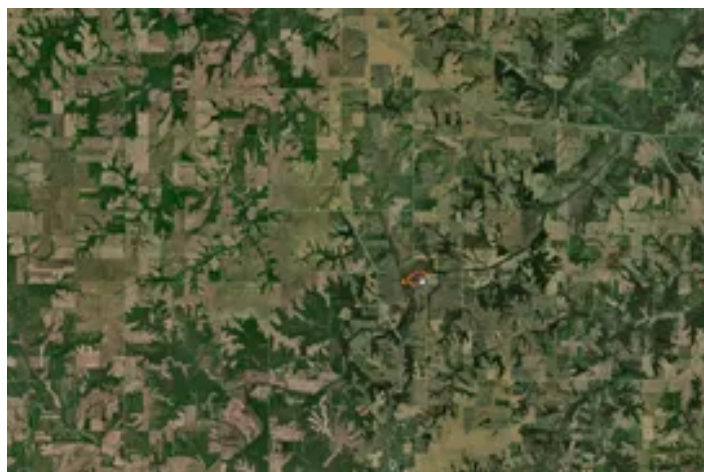


Marion County, Iowa 115 Acres of Land for Sale
0000 60th Ave
Melcher-Dallas, IA 50062

\$879,750
115± Acres
Marion County



Marion County, Iowa 115 Acres of Land for Sale

Melcher-Dallas, IA / Marion County

SUMMARY

Address

0000 60th Ave

City, State Zip

Melcher-Dallas, IA 50062

County

Marion County

Type

Farms, Hunting Land, Recreational Land, Business Opportunity

Latitude / Longitude

41.276938 / -93.228019

Acreage

115

Price

\$879,750

Property Website

<https://landguys.com/property/marion-county-iowa-115-acres-of-land-for-sale-marion-iowa/92740/>



Marion County, Iowa 115 Acres of Land for Sale

Melcher-Dallas, IA / Marion County

PROPERTY DESCRIPTION

115-acre Marion County farm offering \$25K annual CRP income, strong soils, and premier hunting.

This 115-acre income-producing farm in Marion County, Iowa, brings together two exceptional tracts that offer the perfect blend of agricultural strength and top-tier recreational opportunities. With productive soils, diverse habitat, and reliable income, this property is a prime investment opportunity with incredible hunting and habitat potential.

The farm features two active CRP contracts:

- 64-acre tract enrolled through 2039, generating \$14,866 annually
- 51-acre tract enrolled through 2034, generating \$10,744 annually

Combined, the property provides \$25,610 in annual CRP income while offering exceptional cover for wildlife. With a combined CSR2 average of 74.3, this farm also holds strong potential for future row crop conversion if desired. White Breast Creek runs along both the north and south boundaries, creating scenic views and a reliable year-round water source that enhances wildlife movement across the property. Both tracts feature established food plots (approximately 10 acres total) paired with brand-new blinds, offering excellent shotgun or muzzleloader setups. The property is surrounded by large agricultural fields, and once the crops are harvested, it becomes the primary hub for food and cover in the area, drawing deer and upland game from miles around. Tall native grasses and diverse habitat provide ideal bedding, nesting, and holding cover for whitetail deer, quail, and pheasant. A well-designed trail system allows for quiet access in and out.

Located just 5–7 miles from Melcher-Dallas, 22 miles from Chariton and Indianola, and only 35 miles from Des Moines, this property offers the ideal combination of rural seclusion and convenient access to surrounding communities. Whether you're an investor, farmer, or serious hunter, this 115-acre farm delivers excellent income, strong soils, and outstanding recreational opportunity in the heart of Marion County.

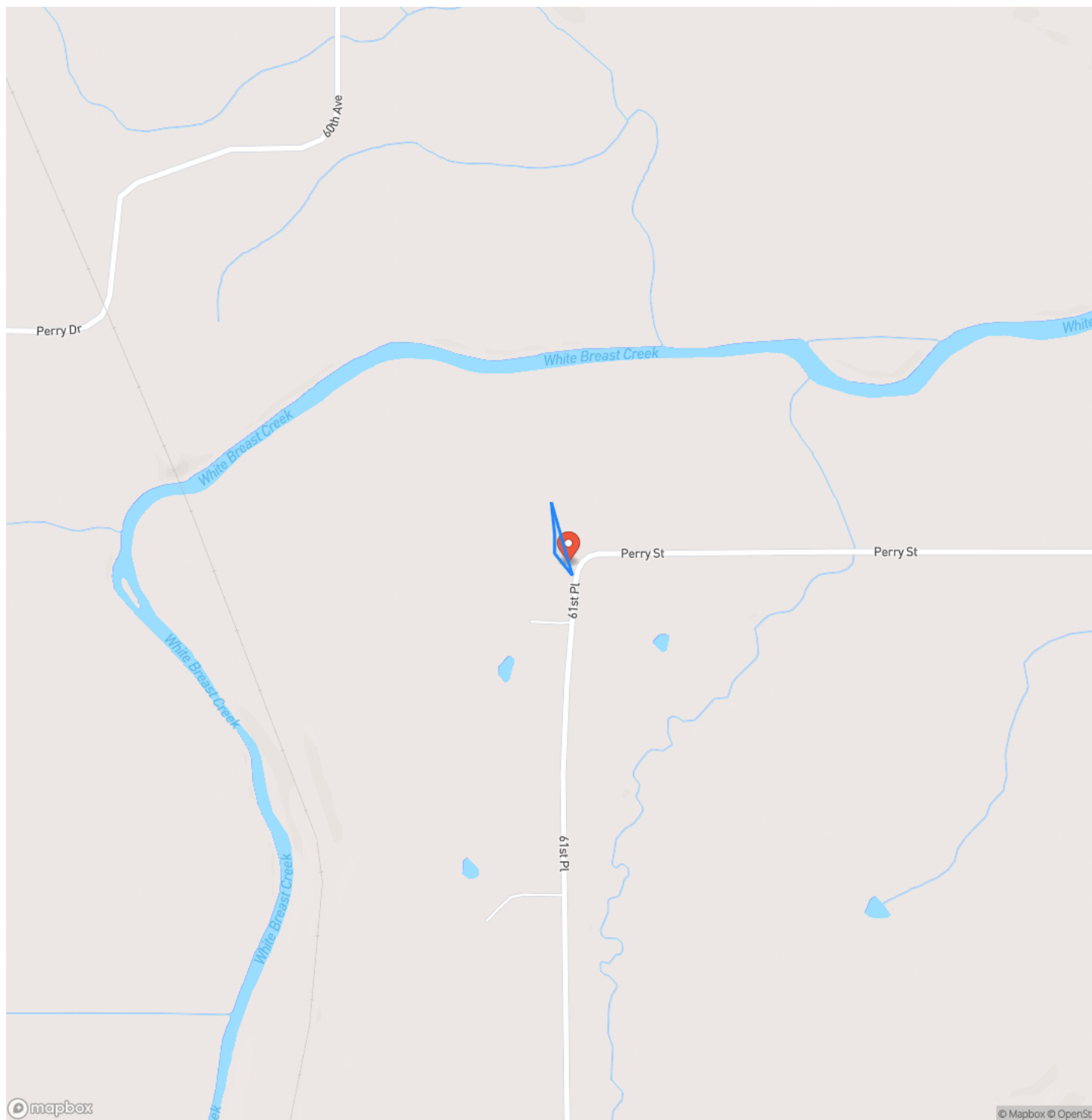
KEY FEATURES

- 115-acre farm in Marion County, Iowa, combining agricultural productivity with top-tier hunting and recreational potential.
- Two CRP contracts provide stable income:
 - 64 acres (through 2039) earning \$14,866/year
 - 51 acres (through 2034) earning \$10,744/year
 - → Total annual income: \$25,610.
- Strong agricultural value with a 74.3 CSR2 average, allowing potential future row-crop conversion.
- White Breast Creek borders the property, offering scenic views, reliable water, and enhanced wildlife movement.
- Excellent hunting setup with ~10 acres of food plots, new blinds, and diverse habitat supporting deer, quail, and pheasant.
- Convenient location—5–7 miles from Melcher-Dallas and 35 miles from Des Moines—balancing rural privacy with easy access to nearby towns.

Marion County, Iowa 115 Acres of Land for Sale
Melcher-Dallas, IA / Marion County

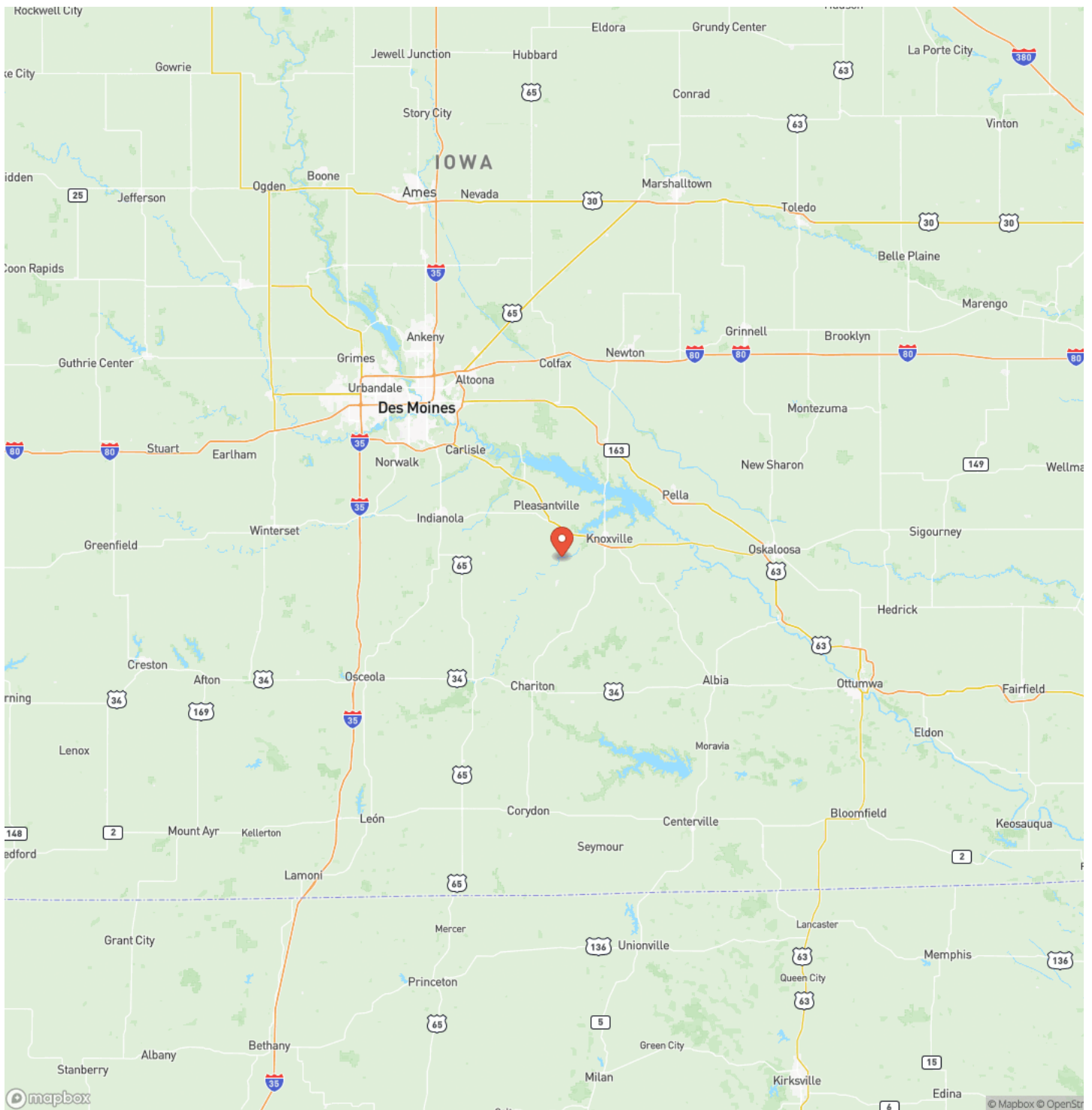


Locator Map



Marion County, Iowa 115 Acres of Land for Sale Melcher-Dallas, IA / Marion County

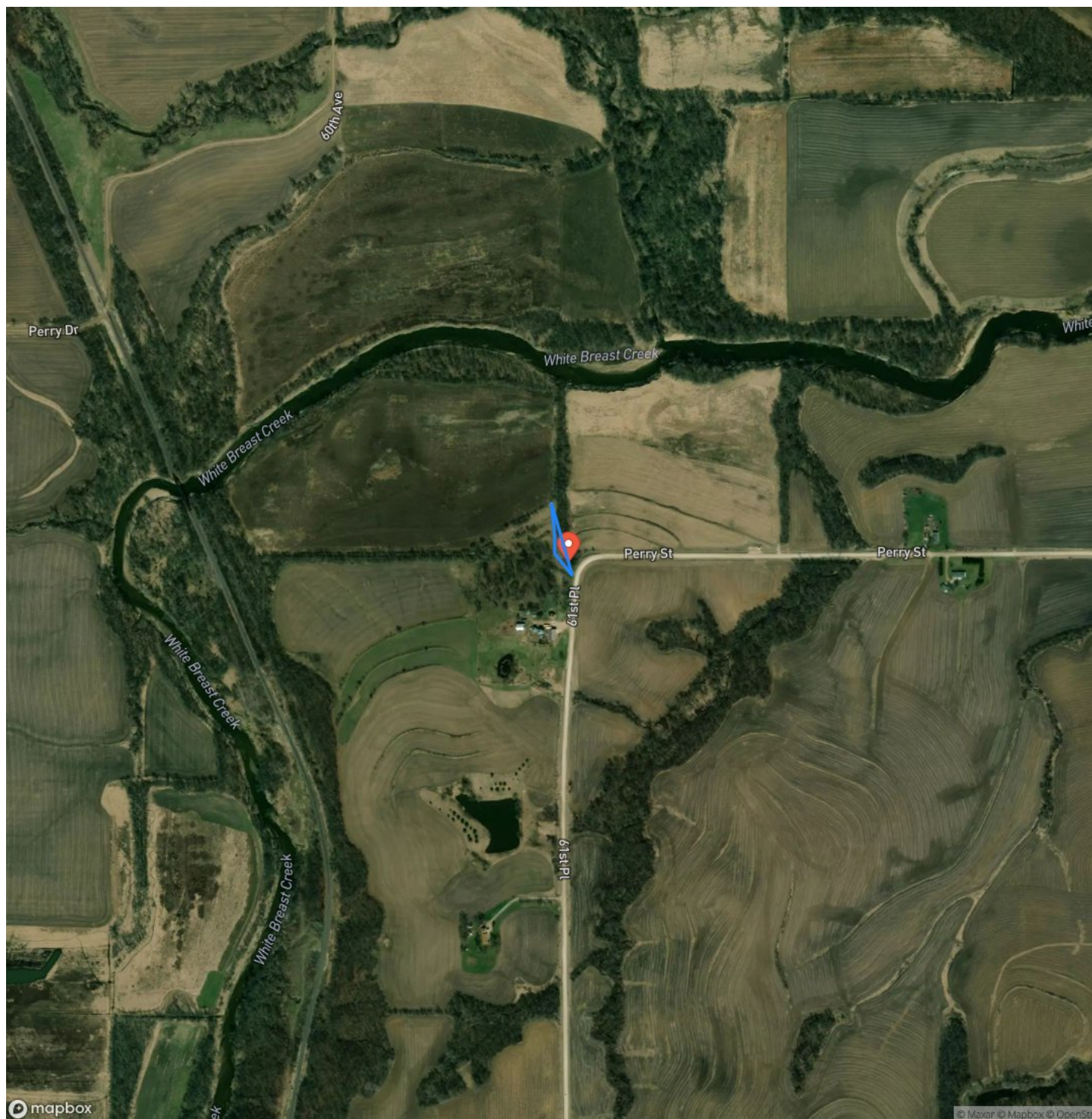
Locator Map



MORE INFO ONLINE:

www.landguys.com

Satellite Map



Marion County, Iowa 115 Acres of Land for Sale Melcher-Dallas, IA / Marion County

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES

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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.

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