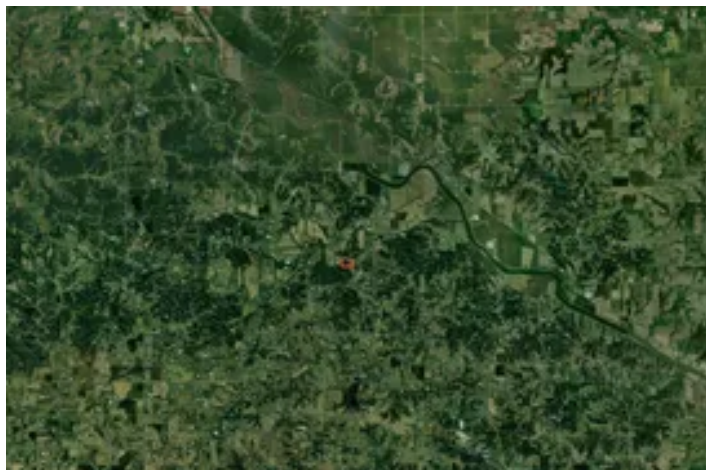


Davis County, Iowa 45 Acres of Land for Sale
11555 Swallow Blvd
Floris, IA 52560

\$285,750
45± Acres
Davis County



Davis County, Iowa 45 Acres of Land for Sale

Floris, IA / Davis County

SUMMARY

Address

11555 Swallow Blvd

City, State Zip

Floris, IA 52560

County

Davis County

Type

Farms, Hunting Land, Recreational Land

Latitude / Longitude

40.880793 / -92.280575

Acreage

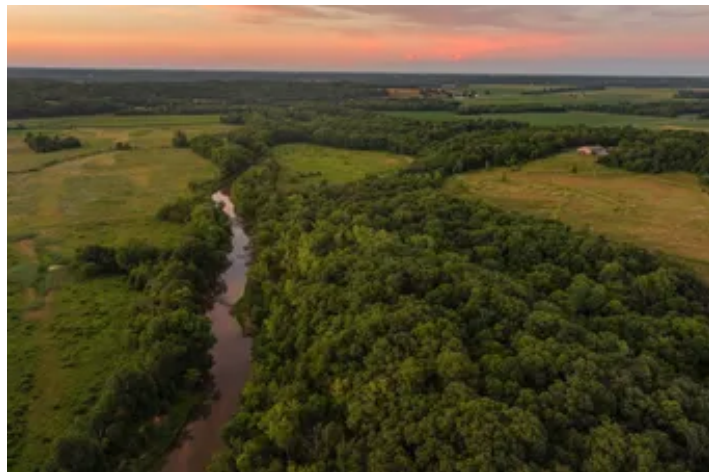
45

Price

\$285,750

Property Website

<https://landguys.com/property/davis-county-iowa-45-acres-of-land-for-sale-davis-iowa/92093/>



PROPERTY DESCRIPTION

The perfect first farm or honey hole hunting spot in Davis County, Iowa

This property is ideal for anyone looking to start their land ownership journey or add a reliable hunting tract to their portfolio. It offers a secluded setting with next to no road frontage, creating privacy and security for wildlife. The timber stand features a healthy mix of oaks, walnut, and other hardwoods, supported by year-round water from Soap Creek. Two ideal areas for food plots or future tillable or CRP acres make it versatile for both habitat and income. Located in a well-managed neighborhood known for strong whitetail and turkey populations, this farm is a true hidden gem.

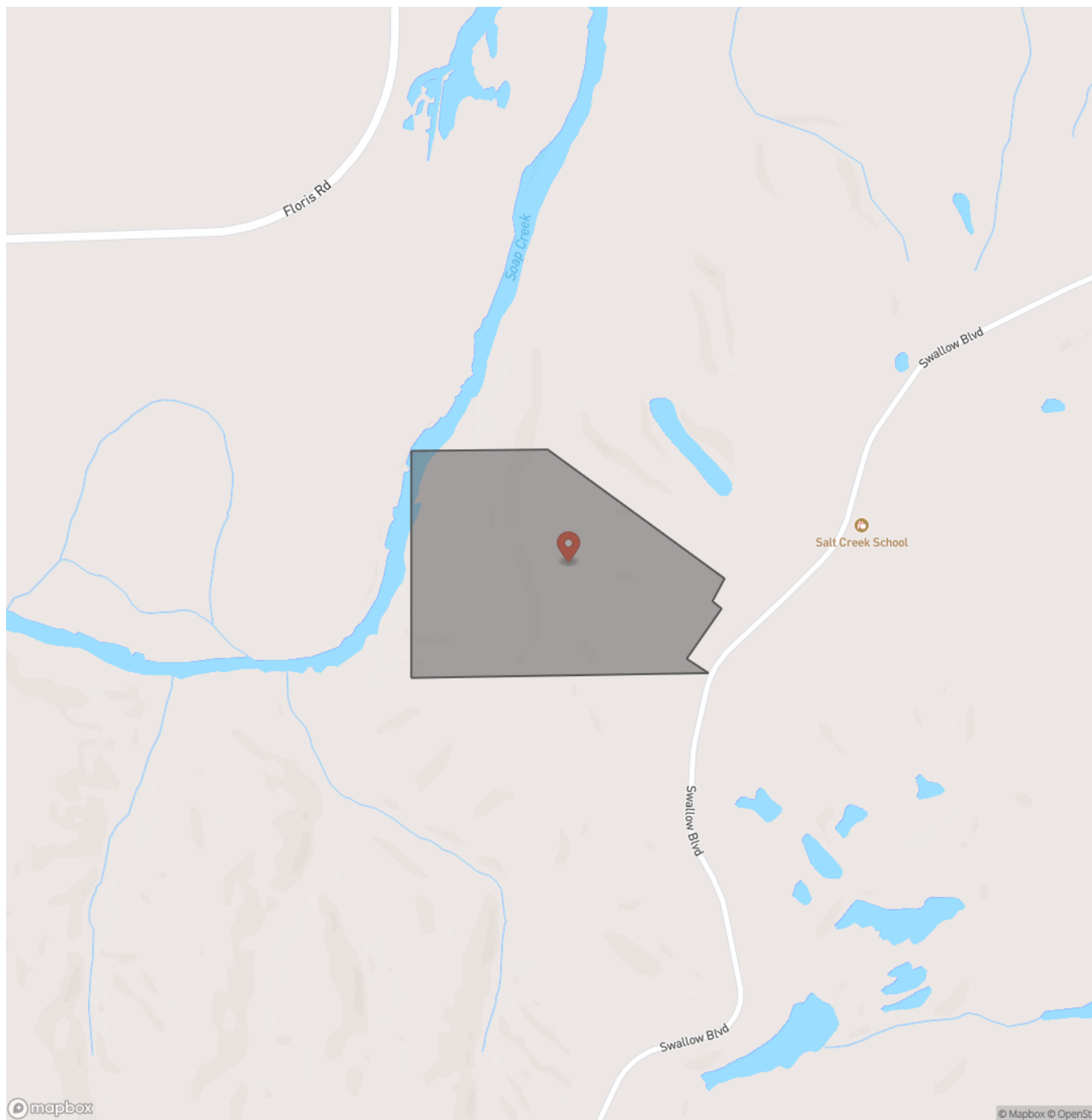
KEY FEATURES

- The perfect first farm or honey hole hunting spot
- Two great areas for food plot or tillable or CRP
- Very secluded
- Awesome access with next to no road frontage
- Well managed neighborhood for whitetail and turkey
- Timber stand made up of oaks, walnut, and other hard and soft wood trees with year round water from Soap Creek
- Additional acreage available. Contact the listing agent for more info

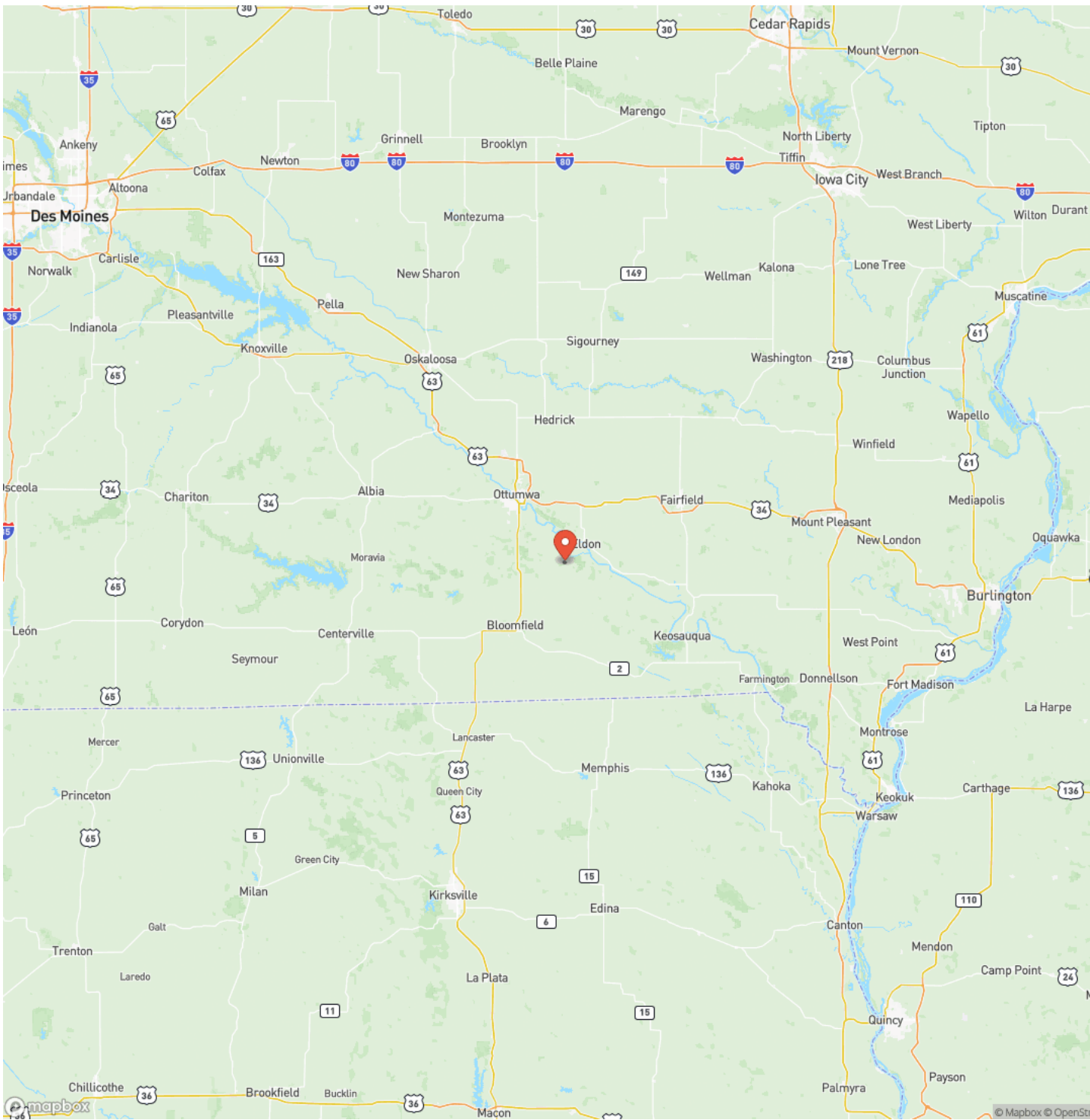
Davis County, Iowa 45 Acres of Land for Sale
Floris, IA / Davis County



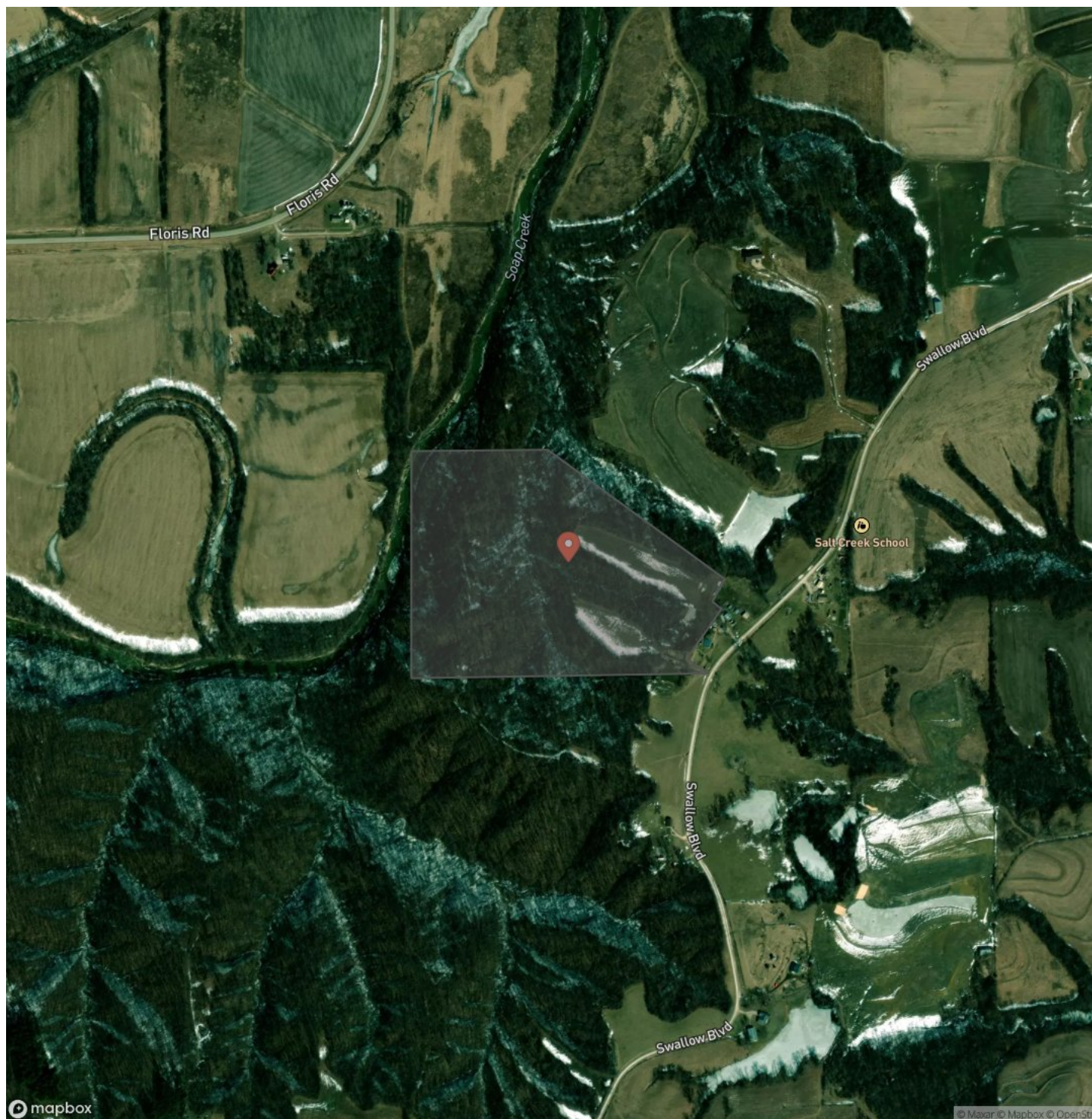
Locator Map



Locator Map



Satellite Map



Davis County, Iowa 45 Acres of Land for Sale Floriss, IA / Davis County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jesse Stay

Mobile

(217) 779-2793

Email

jesse.stay@landguys.com

Address

City / State / Zip

NOTES

[illegible]

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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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