

LAND

FOR SALE

Davis County, IA

39
+/- ACRES

Broker- Jacob Hart: Lic# MN-40438432 IA-B635461000 WI- 58203-90 MO-2022039556 CO-ER100093474 Phone# 507-259-1065

SCAN FOR MORE INFO



Real Estate License:
S71472000

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Waverly, IA 50677

ETHAN STUBBS
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HIGH POINT
LAND COMPANY

www.HIGHPOINTLANDCOMPANY.COM





Summary of Property

39+/- Acres • Davis County, IA

Listing Price: \$312,000

DESCRIPTION

Welcome to your dream property nestled north of Bloomfield, Iowa, offering a picturesque landscape of approximately 38 acres. Conveniently situated along the bustling Highway 63, this expansive parcel of land promises boundless possibilities for residential, agricultural, or commercial ventures.

With approximately 30 tillable acres, this property guarantees a steady and positive return on investment annually. Whether you're considering cultivation, livestock, or leasing options, the fertile land ensures potential prosperity for agricultural endeavors.

Envision crafting your ideal homestead with captivating views overlooking the tranquil 2.8-acre farm pond. The serene ambiance of the water, coupled with the sprawling acreage, provides an idyllic setting for creating cherished memories and a place to call home.

Beyond its agricultural potential, this property presents itself as an exceptional building site. Its strategic location along Highway 63 offers unparalleled visibility and accessibility, making it an ideal spot for commercial development or your custom-designed residential sanctuary.

Immerse yourself in the rural charm and natural beauty that this property offers. From its verdant fields to its shimmering pond, every corner of this land beckons with promise and potential. Don't miss the opportunity to make your vision a reality on this remarkable piece of real estate north of Bloomfield, Iowa.

Property Address:

TBD Highway 63 Bloomfield, IA 52537

Property Features

- 2.8 acre Pond
- Income Producing
- 46.7 CSR2
- Buildable
- Excellent Location
- Highway Frontage

Driving Directions:

From Bloomfield, IA, head North of Highway 63 for 4 miles. The property is on the right. From Ottumwa, head south on Highway 63 for 12 miles. The property is on the east side of the road.

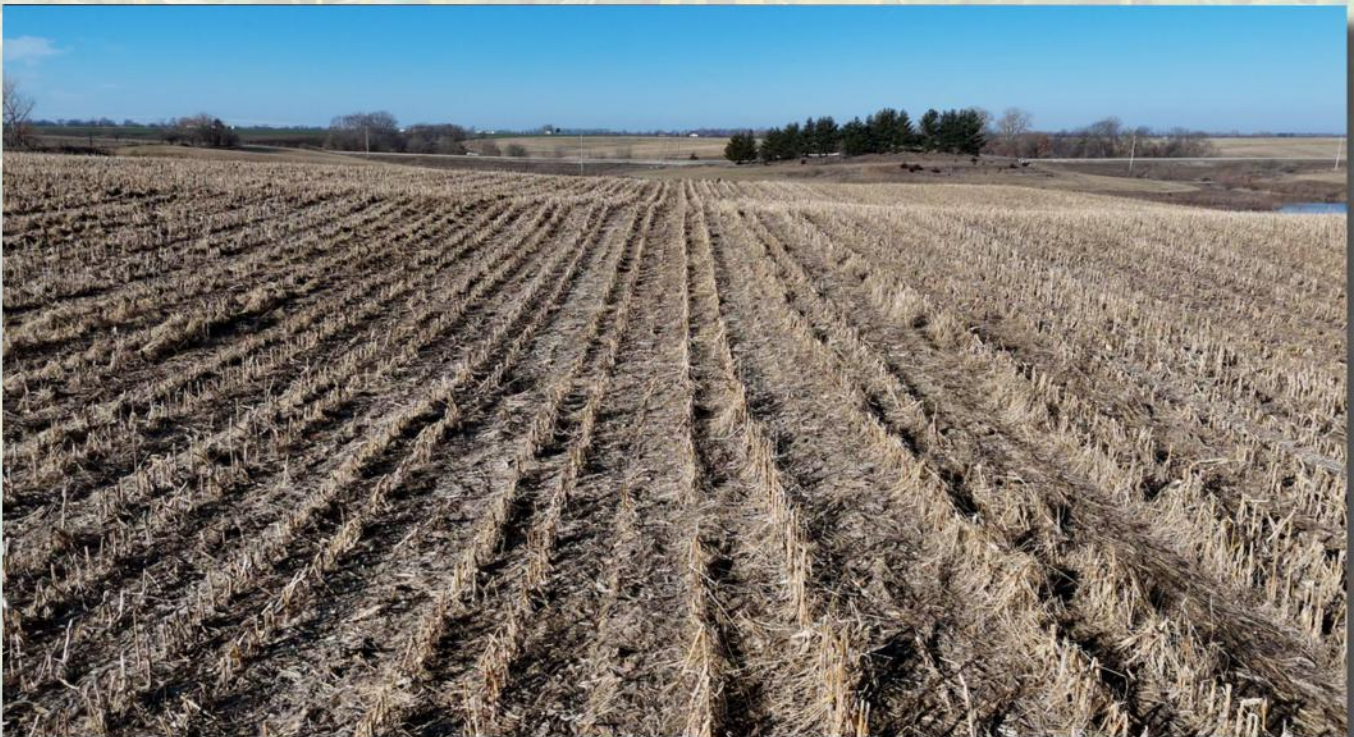
75,000
ACRES SOLD

Property Photos



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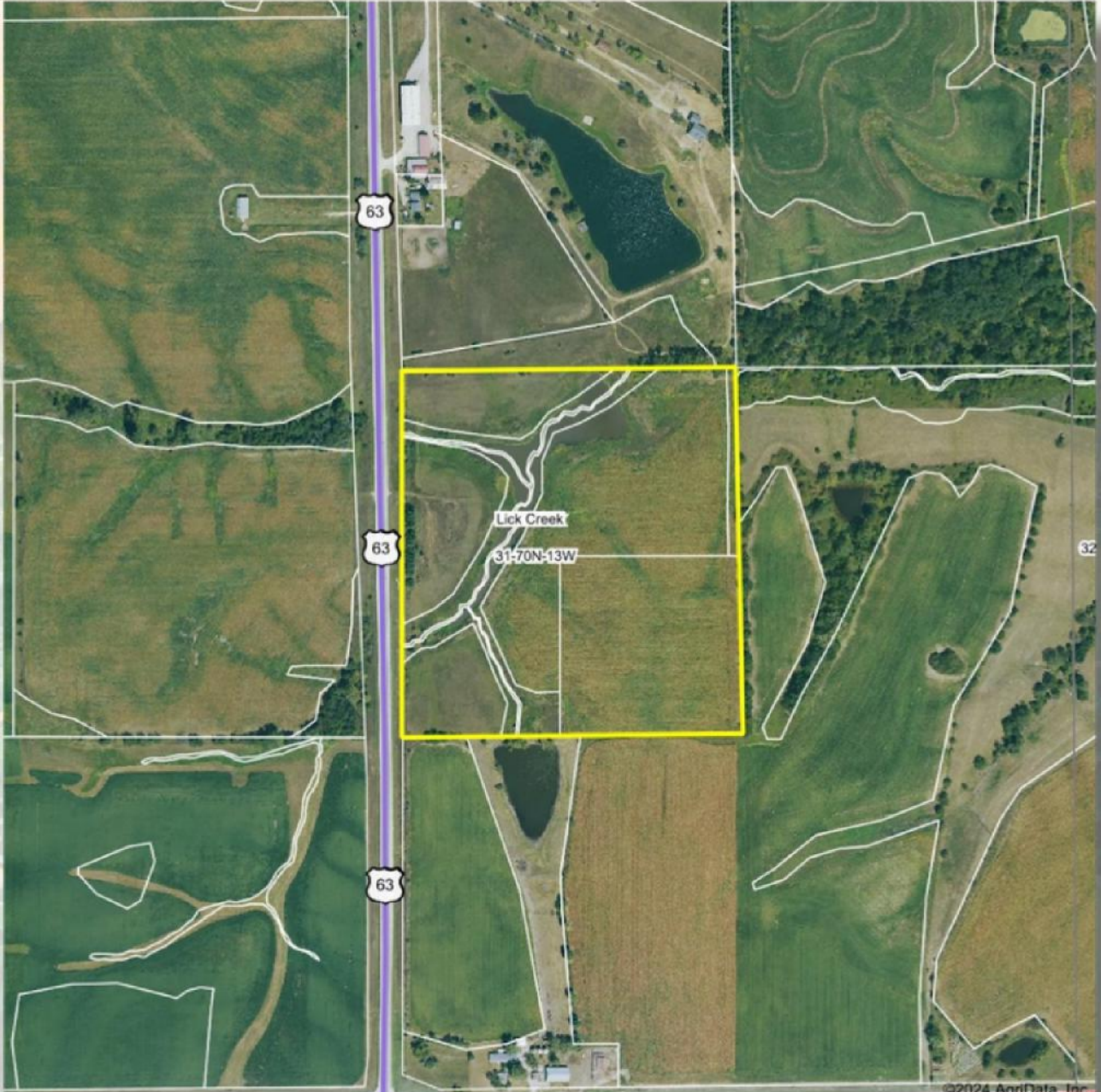
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Property Location



75,000
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Aerial Map



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Maps Provided By



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Boundary Center: 40° 49' 8.04, -92° 23' 47.02



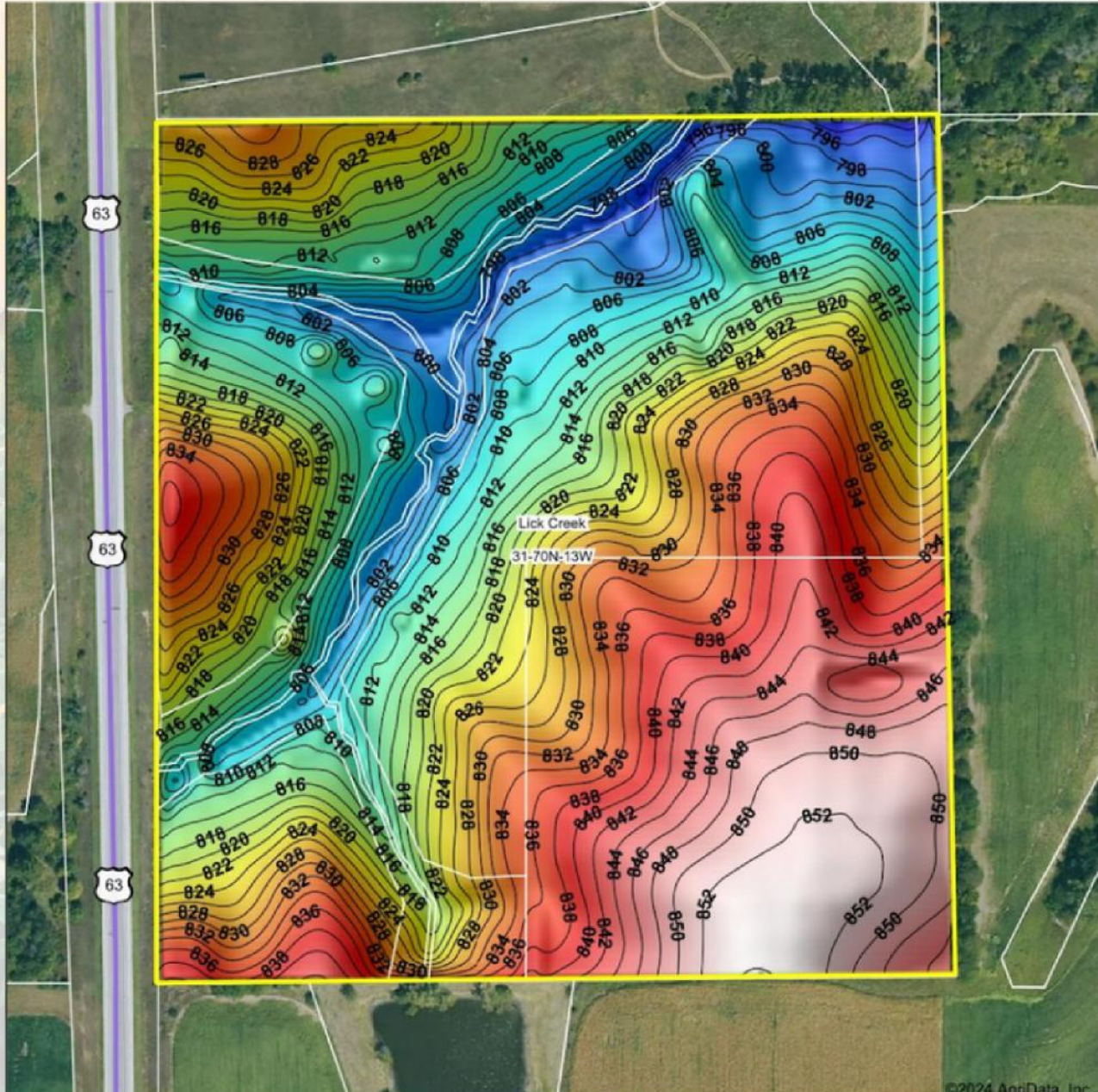
31-70N-13W
Davis County
Iowa

2/12/2024

Field borders provided by Farm Service Agency as of 5/21/2008.

75,000
ACRES SOLD

Topo Hillshade Map



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Field numbers provided by Esri, Source: AerialView of 5/31/2008

Source: USGS 3 meter dem

Interval(ft): 2

Min: 791.5

Max: 854.1

Range: 62.6

Average: 823.6

Standard Deviation: 15.68 ft



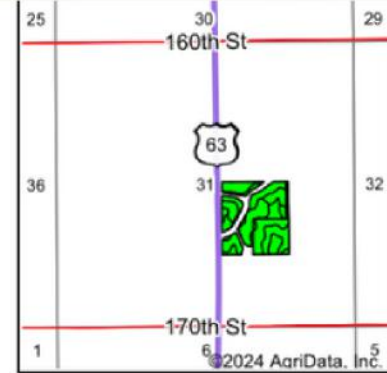
2/12/2024

31-70N-13W
Davis County
Iowa

Boundary Center: 40° 49' 8.04, -92° 23' 47.02



Soils Map



State: **Iowa**
 County: **Davis**
 Location: **31-70N-13W**
 Township: **Lick Creek**
 Acres: **32.91**
 Date: **2/12/2024**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IA051, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	10.00	30.4%		IIIe	45	68	68	56	53	
192C2	Adair clay loam, heavy till, 5 to 9 percent slopes, moderately eroded	7.31	22.2%		IIIe	29	66	66	55	46	
13B	Olmitz-Vesser-Zook complex, 0 to 5 percent slopes	5.26	16.0%		IIw	74	83	80	69	74	
312B	Seymour silt loam, 2 to 5 percent slopes	3.70	11.2%		IIIe	64	70	70	70	65	
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	2.31	7.0%		VIe	24	62	62	49	44	
211	Edina silt loam, 0 to 1 percent slopes	1.65	5.0%		IIIw	59	70	70	68	64	
24E2	Shelby loam, 14 to 18 percent slopes, moderately eroded	1.62	4.9%		IVe	33	68	68	53	50	
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	0.80	2.4%		IVe	44	73	72	57	53	
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	0.26	0.8%		IVw	28	54	54	46	42	
Weighted Average						3.13	46.7	*n 69.9	*n 69.4	*n 59.3	*n 55.8

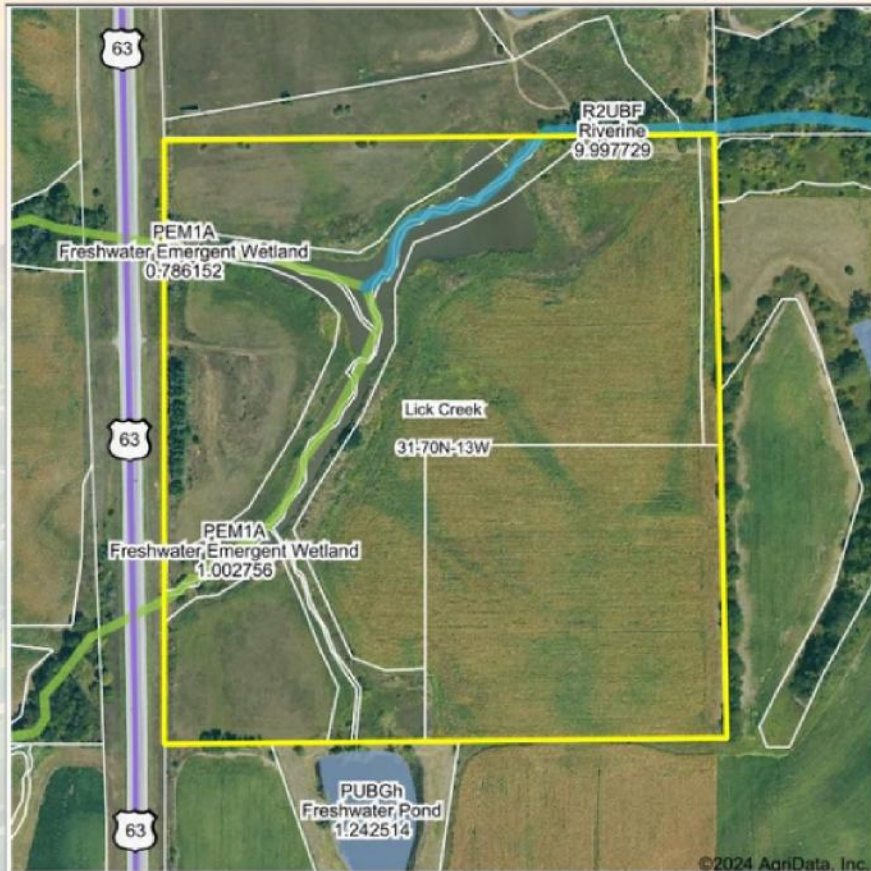
**IA has updated the CSR values for each county to CSR2.

*n: The aggregation method is "Weighted Average using all components"

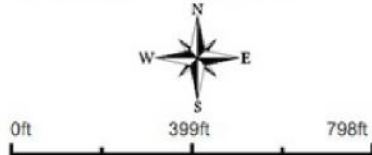
**IA has updated the CSR values for each county to CSR2.*c: Using Capabilities Class Dominant Condition Aggregation Method

75,000
ACRES SOLD

Wetlands Map



State: Iowa
 Location: 31-70N-13W
 County: Davis
 Township: Lick Creek
 Date: 2/12/2024



Classification Code	Type	Acres
PEM1A	Freshwater Emergent Wetland	0.60
R2UBF	Riverine	0.34
Total Acres		0.94

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>



Legend

- Non-Cropland
- CRP
- Iowa PLSS
- Cropland
- Tract Boundary
- Iowa Roads

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 32.32 acres

2024 Program Year

Map Created October 27, 2023

Farm 3506

Tract 9960

Non-Irrigation

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