

LAND

FOR SALE

Decatur County, IA



88.03
+/- ACRES

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

SCAN FOR MORE INFO



ETHAN STUBBS
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HIGH POINT
LAND COMPANY

www.HIGHPOINTLANDCOMPANY.COM

Real Estate License:
S71472000

513 W Bremer Ave
Waverly, IA 50677





Summary of Property

88.03+/- Acres • Decatur County, IA

Listing Price: \$650,000

DESCRIPTION

High Point Land Company is excited to welcome you to your dream hunting tract nestled in the picturesque landscapes of Decatur County, Iowa. This sprawling 88.03-acre sanctuary is a haven for avid hunters and outdoor enthusiasts alike, boasting a rich history of exceptional deer hunting experiences.

Situated in the heart of Decatur County, this property showcases a remarkable track record of harvesting bucks surpassing the coveted 200" mark, a testament to its thriving wildlife population and prime hunting conditions. Whether you're a seasoned hunter or an aspiring enthusiast, this tract offers unparalleled opportunities to pursue trophy-worthy game.

A defining feature of this extraordinary property is the tranquil stream that gracefully meanders along its eastern border, providing not only a scenic backdrop but also a vital water source for the diverse wildlife that call this land home. The stream enhances the natural allure of the landscape, further enriching the overall hunting experience.

Discover a network of meticulously maintained trails that wind their way through the property, offering convenient access to various hunting blinds and strategic vantage points. These well-manicured trails allow for smooth entrance and exit from your stand locations, minimizing your intrusion of the mature bucks that call this property home.

Adding to its allure, the property features thoughtfully designed food plots strategically positioned to attract and sustain local deer and turkey populations. These carefully cultivated plots serve as focal points for game activity, enhancing the likelihood of successful hunts while fostering a thriving ecosystem within the property.

Located in Decatur County, renowned for its world-class deer, this hunting farm epitomizes the essence of Iowa's rich hunting heritage. Whether you're seeking solitude in nature or embarking on an exhilarating hunting expedition, this property offers the perfect retreat for those who cherish the great outdoors.

Don't miss this rare opportunity to own a piece of hunting paradise in Decatur County, Iowa. Embrace the thrill of the hunt and create lasting memories amidst the serene beauty of this captivating landscape.

Property Address:

TBD Highway 2 Leon IA 50144

Property Features

- Hunting
- Stream
- Dual Access
- Highway frontage

Driving Directions:

From Leon, Head east on Highway 2 for 4 miles. The property is on the south side of the highway.

75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

Property Photos



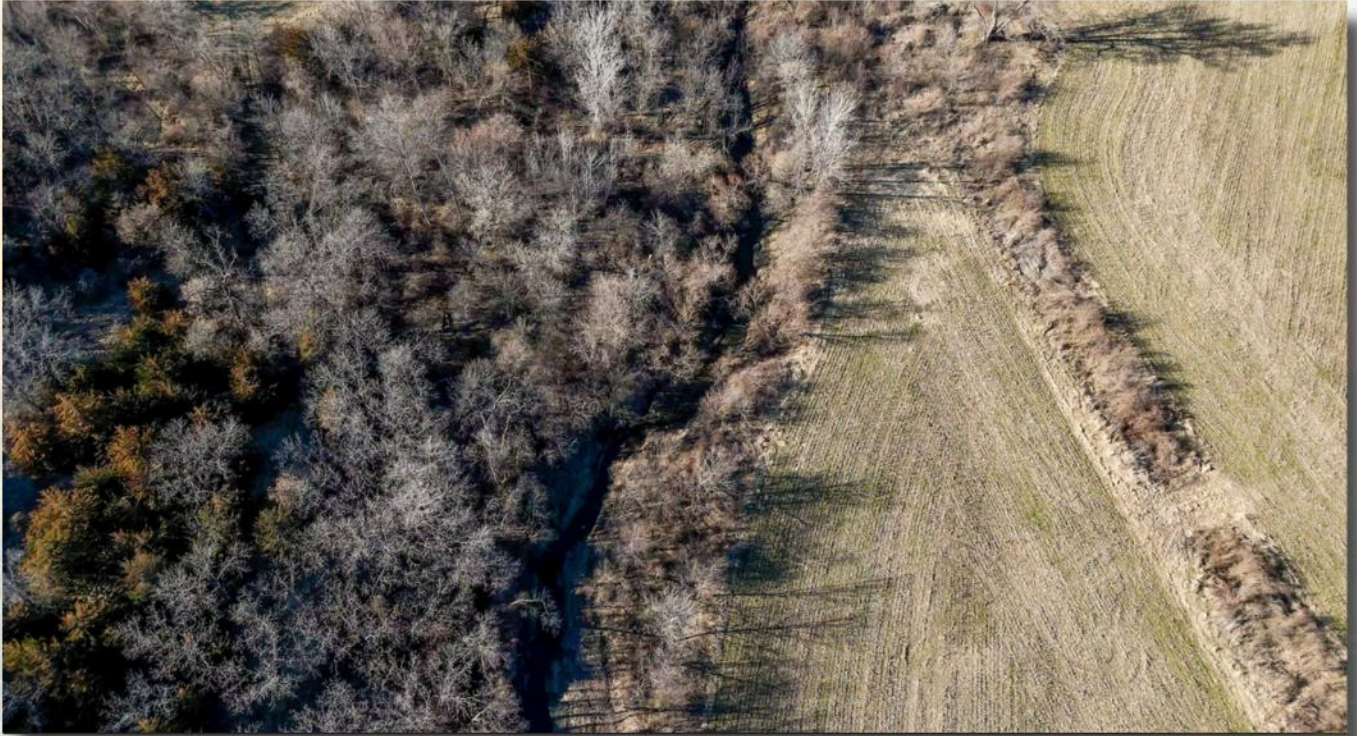
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Property Photos



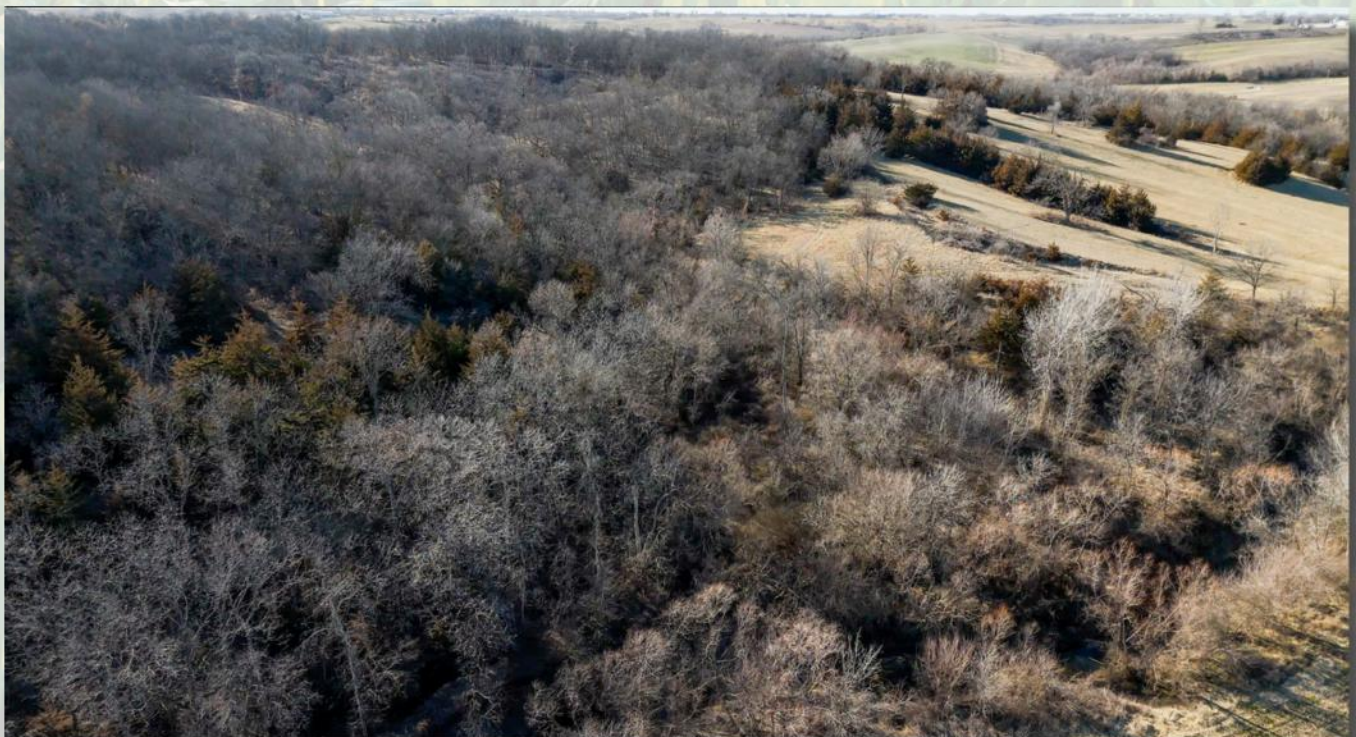
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Property Photos



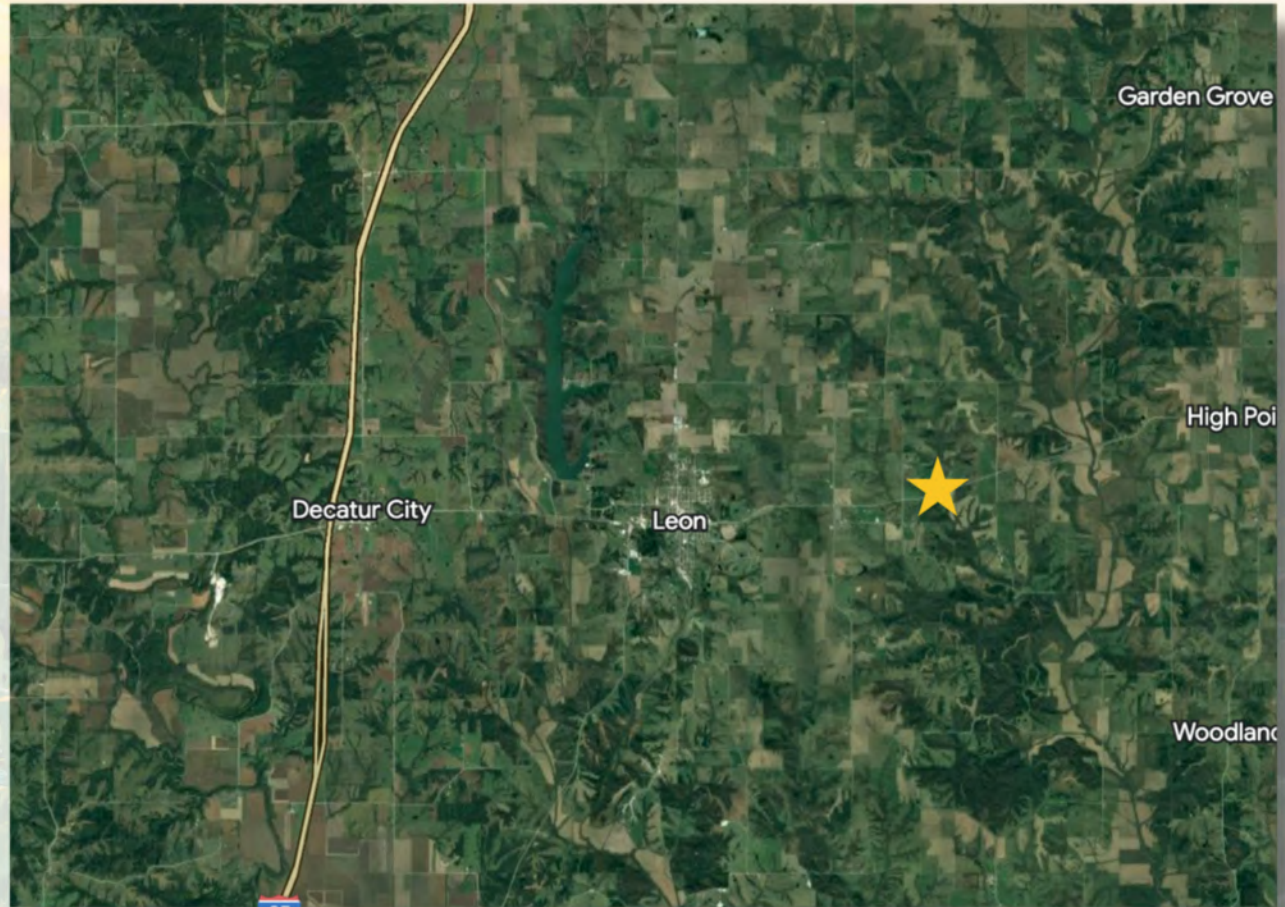
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Property Photos



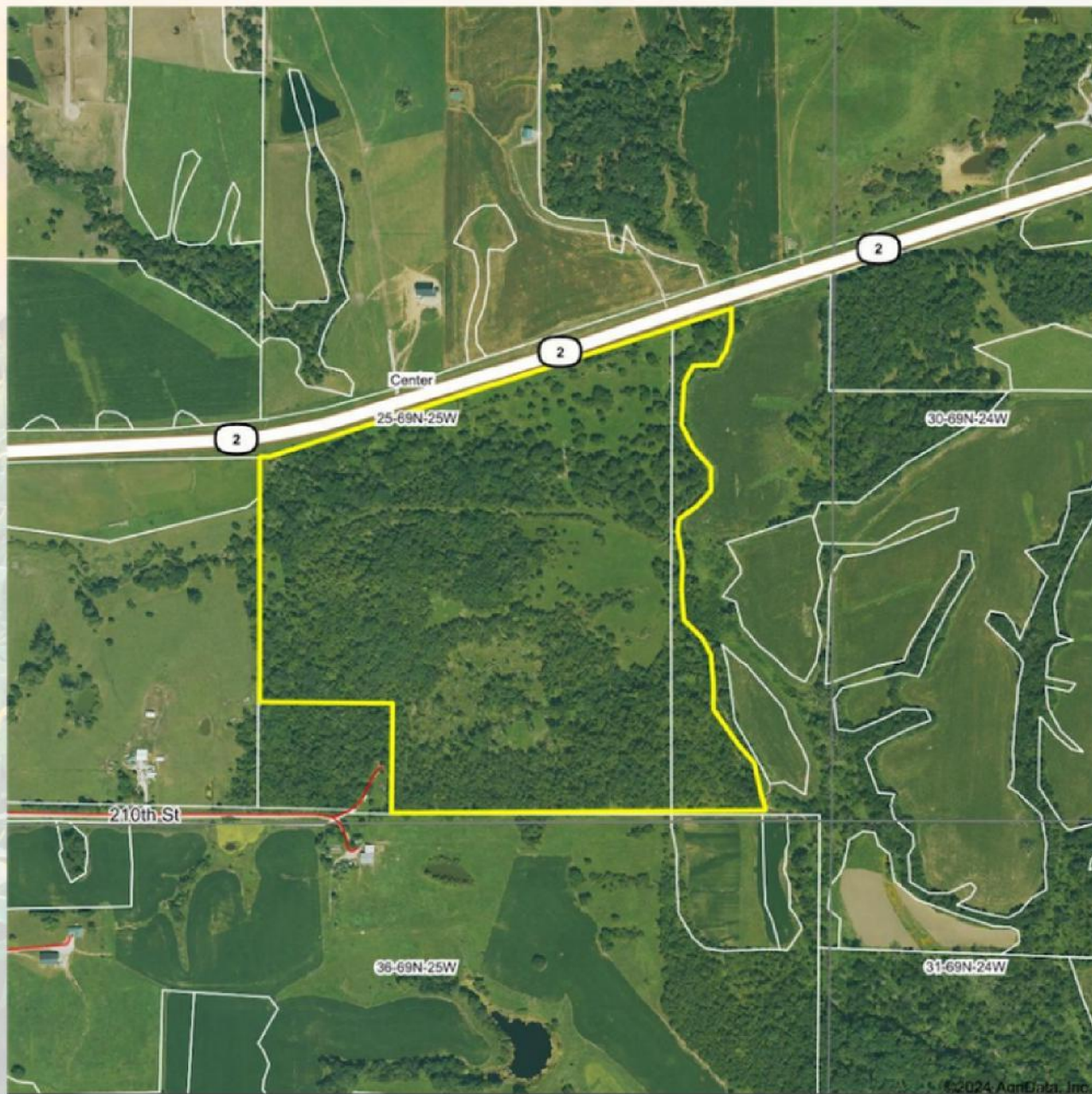
75,000
ACRES SOLD

Property Location



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Aerial Map



Maps Provided By:



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Boundary Center: 40° 44' 34.43, -93° 40' 38.96

25-69N-25W
Decatur County
Iowa

0ft 732ft 1463ft

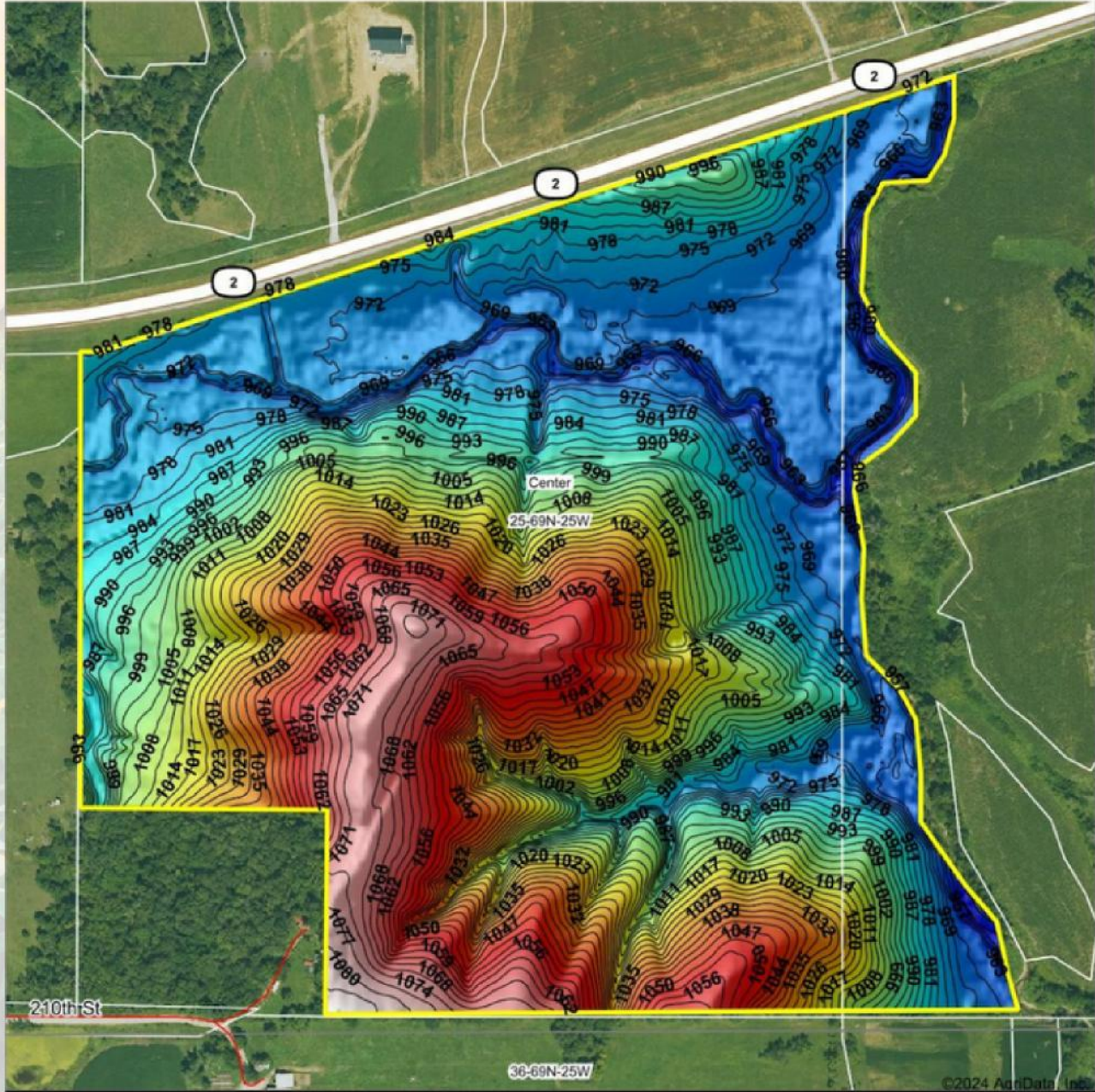


2/27/2024

Field borders provided by Farm Service Agency as of 6/31/2008

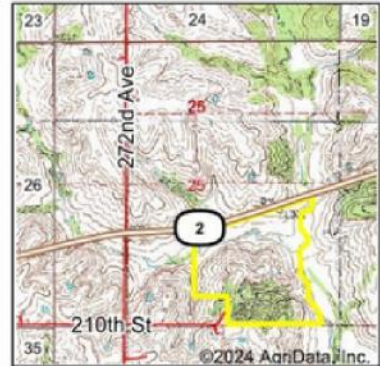
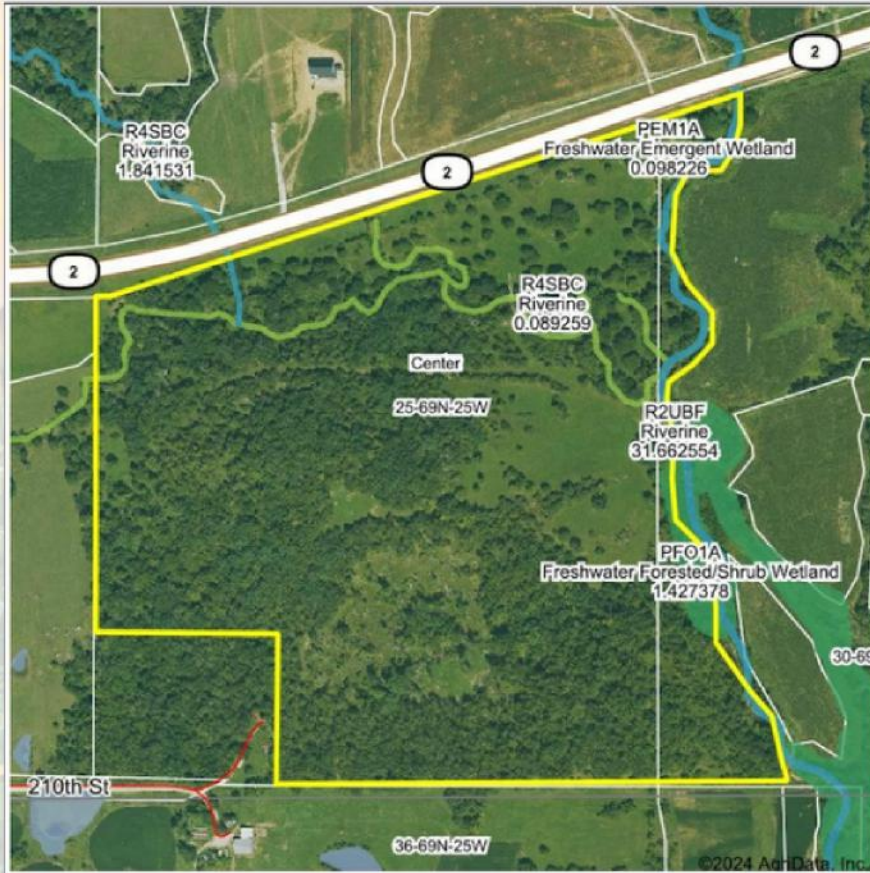
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Topo Hillshade Map





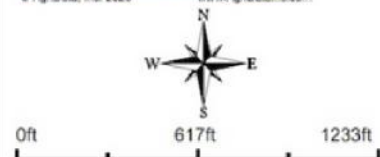
Wetlands Map



State: Iowa
 Location: 25-69N-25W
 County: Decatur
 Township: Center
 Date: 2/27/2024

Maps Provided By:

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Classification Code	Type	Acres
PEM1C	Freshwater Emergent Wetland	1.53
PFO1A	Freshwater Forested/Shrub Wetland	0.97
R2UBF	Riverine	0.88
PEM1A	Freshwater Emergent Wetland	0.31
R4SBC	Riverine	0.20
Total Acres		3.89

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

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