

LAND

FOR SALE

Decatur County, IA

49.55
+/- 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

513 W Bremer Ave
Waverly, IA 50677

ETHAN STUBBS

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HIGH POINT LAND COMPANY

www.HIGHPOINTLANDCOMPANY.COM





Summary of Property

49.55+/- Acres • Decatur County, IA

Listing Price: \$336,940

DESCRIPTION

Discover an exceptional opportunity with this 49.55+/- acre timber tract nestled in the heart of Decatur County, IA. This remarkable property is a dream come true for the avid whitetail hunter, offering a strategically designed layout that maximizes hunting potential and outdoor enjoyment.

Timber Composition:

The property is predominantly covered with mature oak and hickory trees, providing not only a picturesque setting but also a thriving habitat for deer and other wildlife. The robust timber stand offers a natural sanctuary and ample food sources for game, enhancing the property's allure for hunting enthusiasts. The mature whitetails that call this property home have been meticulously documented for several years. Giving everyone an insight into the genetics this parcel encapsulates.

Trail System:

A well-maintained trail system winds throughout the property, ensuring easy access to all corners of the tract. Whether you're exploring on foot or by ATV, these trails lead you to numerous pinch points and ideal food plot locations, each carefully selected to optimize hunting success and wildlife observation.

Hunting Appeal:

Designed with the hardcore whitetail hunter in mind, the property features a variety of strategically placed pinch points and food plots. These elements create prime opportunities for setting up blinds and stands, allowing hunters to capitalize on the movement patterns of deer and other game. The diverse terrain and thoughtful layout cater to both novice and seasoned hunters seeking a superior hunting experience.

Additional Highlights:

- **Privacy and Seclusion:** Enjoy the peace and tranquility of a private timber retreat, perfect for weekend getaways or establishing a permanent hunting base.
- **Wildlife Abundance:** In addition to whitetail deer, the property supports a variety of other wildlife, making it an excellent spot for nature lovers and wildlife photographers.
- **Investment Potential:** With its valuable timber and prime hunting location, this tract also presents a solid investment opportunity for those looking to own a piece of Iowa's natural beauty.

This 49.55+/- acre timber tract in Decatur County, IA, is more than just land; it's an invitation to immerse yourself in the outdoors and experience the thrill of hunting in a meticulously designed environment. Don't miss out on this rare offering – contact us today to schedule a viewing and see firsthand the potential this property holds.

Property Address: TBD Hwy 2, Leon, IA 50144

Property Features:

- Excellent hunting
- Trail Cam history
- Several food plot locations
- Dream hunting tract
- Timbered ridges

Driving Directions: From Leon, head east of Highway 2 for 4.5 miles. The property is on the south side of the highway.

75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

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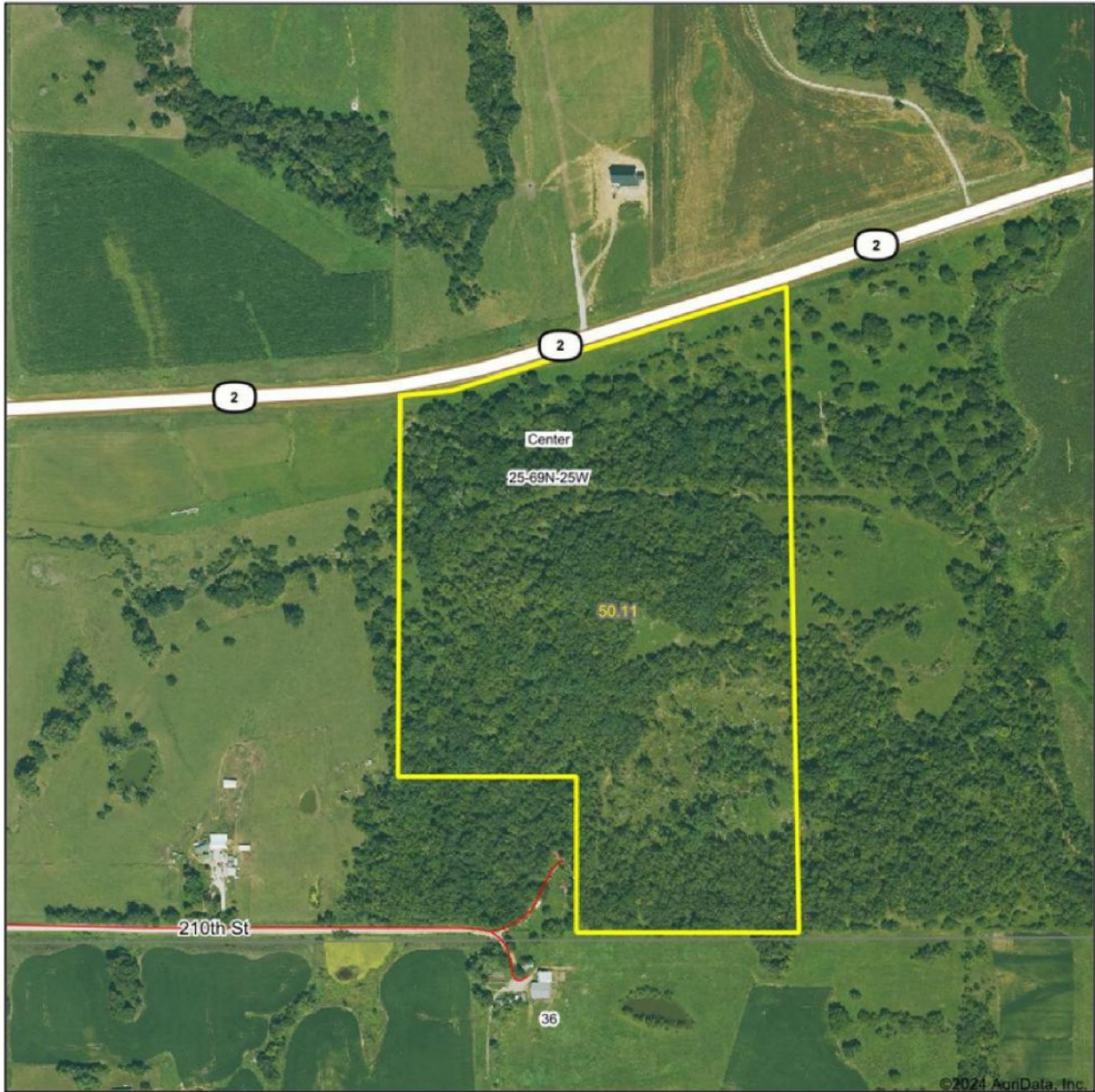
Property Photos



75,000
ACRES SOLD

Aerial Map

Aerial Map



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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING

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Boundary Center: 40° 44' 32.93, -93° 40' 45.33

25-69N-25W
Decatur County
Iowa

0ft 509ft 1018ft

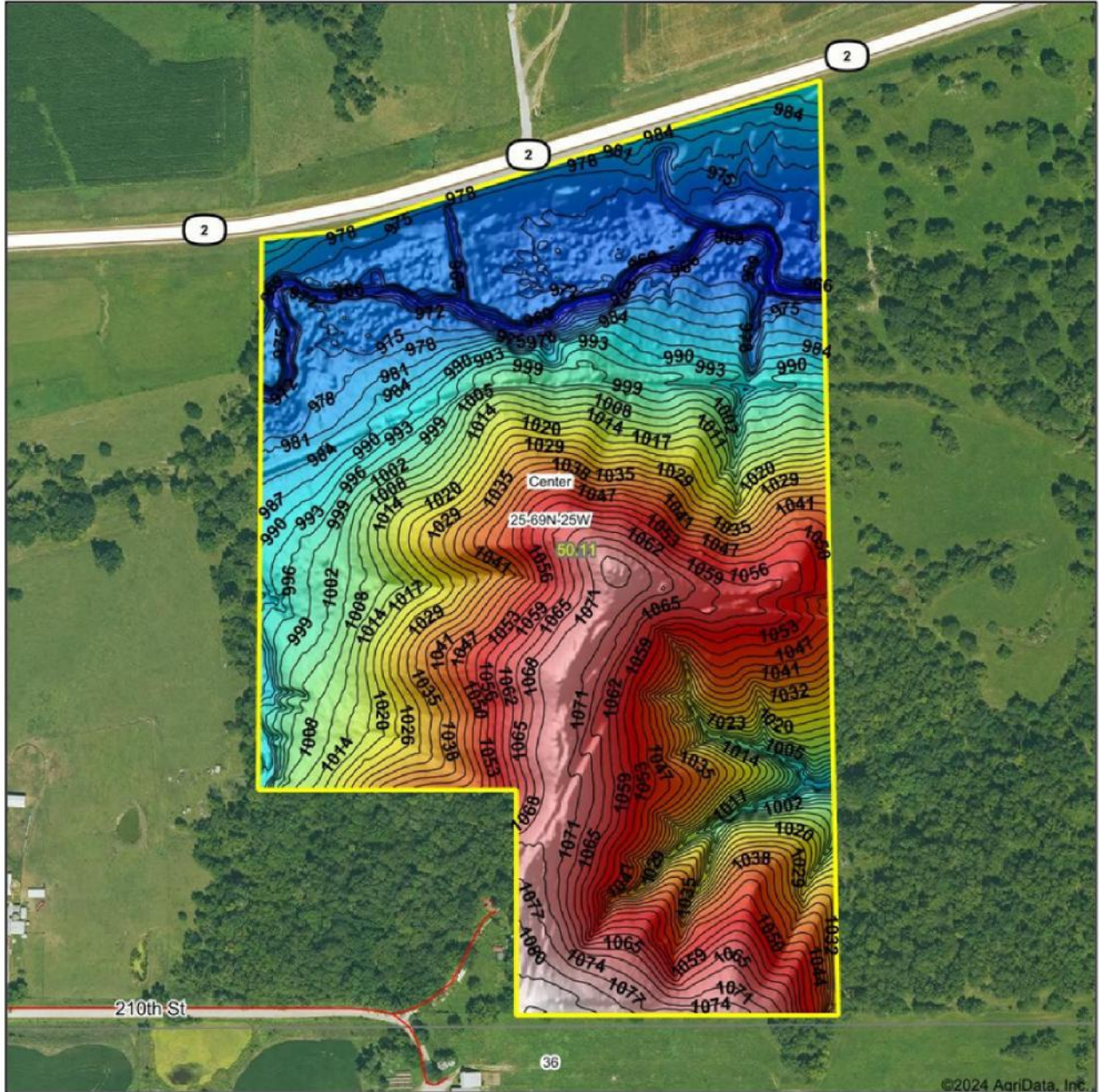


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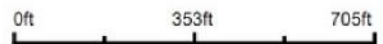


Topo Hillshade Map

Topography Hillshade



Source: USGS 1 meter dem
 Interval(ft): 3
 Min: 958.1
 Max: 1,086.4
 Range: 128.3
 Average: 1,017.9
 Standard Deviation: 35.14 ft



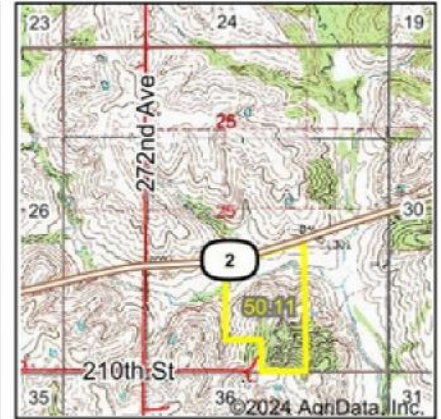
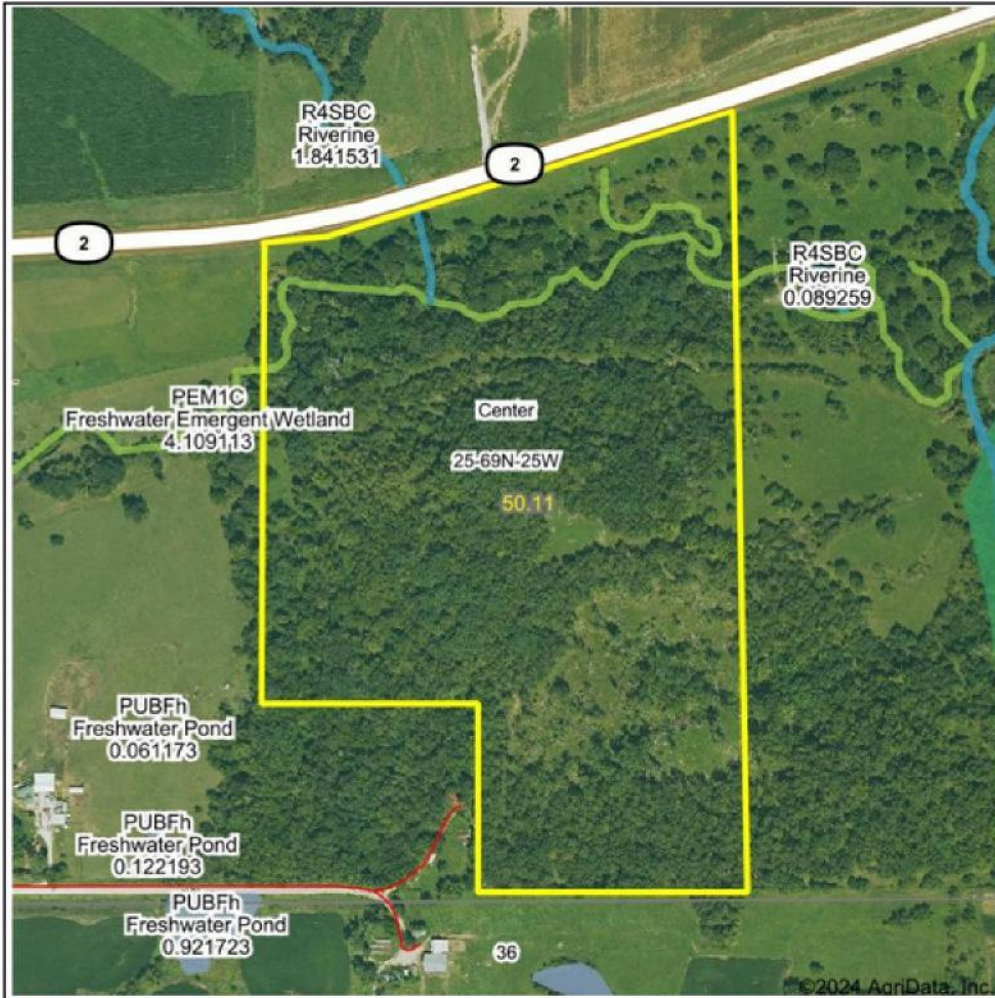
25-69N-25W
 Decatur County
 Iowa

Boundary Center: 40° 44' 32.93, -93° 40' 45.33



Wetland Map

Wetlands Map



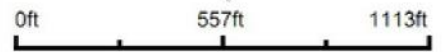
State: Iowa
 Location: 25-69N-25W
 County: Decatur
 Township: Center
 Date: 6/11/2024



Maps Provided By:



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Classification Code	Type	Acres
PEM1C	Freshwater Emergent Wetland	1.07
R4SBC	Riverine	0.12
Total Acres		1.19

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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