



**AMERICAN
LEGACY
LAND CO**

FOR SALE

HUNTING PROPERTY

Davis County, IA

30 +/- Acres

**OFFERED AT:
\$199,900**

ABOUT THIS PROPERTY:

This highly desirable 30 +/- acre recreational property in southeast Iowa offers the perfect mix of timber and open ground, providing excellent opportunities for hunting, recreation, and income. The property features established food plots, a soft edge of first-year switchgrass, an internal trail system, a newly installed Muddy Bull blind with a 10-foot tower, and an established water hole. With road access from the south and the ability to access the west side through adjacent public land, the tract is easy to explore and enjoy.



www.AmericanLegacyLandCo.com





More About this Property:

Bordering the Eldon Wildlife Management Area, this property connects directly to 1,263 acres of public land, providing unparalleled access for outdoor recreation and hunting. This property offers endless opportunities to create a private hunting retreat or a productive, income-generating recreational property.

Directions: From Eldon, go south onto 9th St across the bridge, turn left onto River Rd, and continue onto Willow Trail. Then turn right onto Warbler Blvd. and continue one mile. Take a right onto 127th St., go 0.4 miles, and property will be on the right.

Legal Description: The Northwest Quarter of the Southeast Quarter (NW 1/4 SE1/4) of Section Ten (10), Township Seventy (70) North, Range Twelve (12) West, in Davis County, Iowa

Location: 31792 127th St. Floris, IA 52560

Taxes: \$404.00

FEATURES:

- 30 +/- acres
- Recreational property
- Established food plots
- Internal trail system
- Two-sided access
- Adjacent to 1263 acres of public land



GROW YOUR
LEGACY



DAVIS COUNTY, IOWA



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AND SELL LAND

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esri
1994024.41, 321826.17 E
127th St. 15085581





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FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT





AMERICAN LEGACY LAND CO





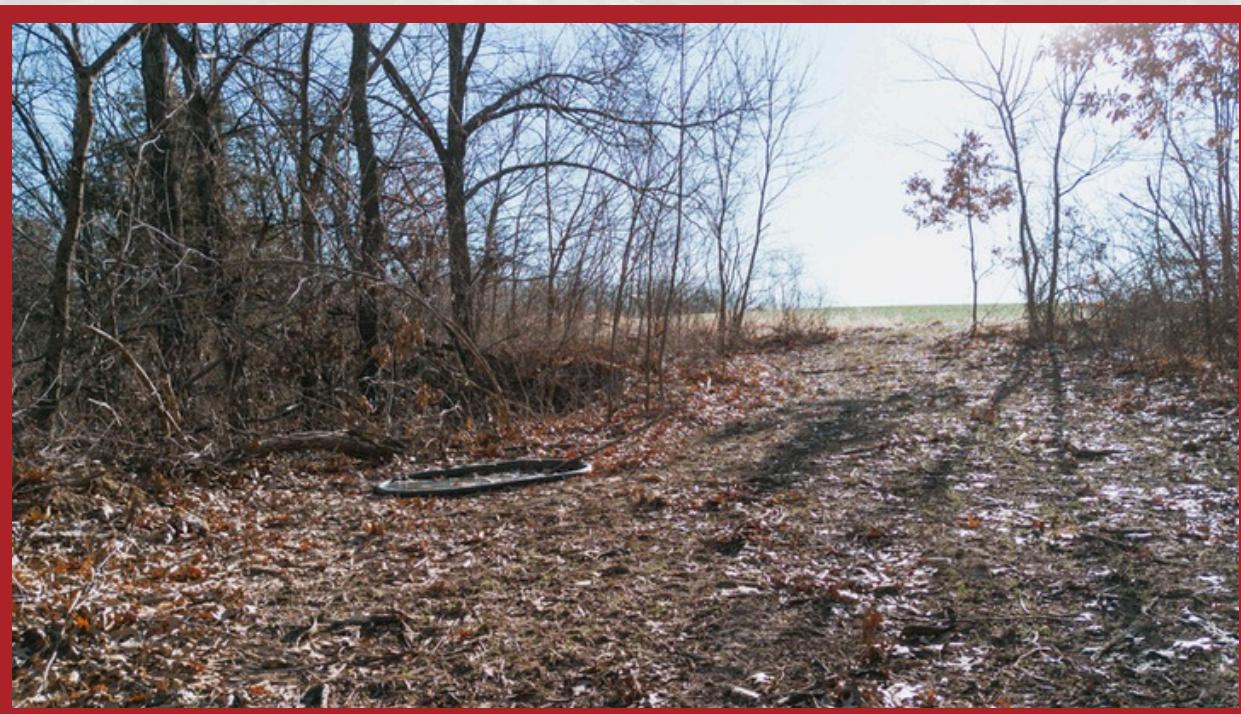
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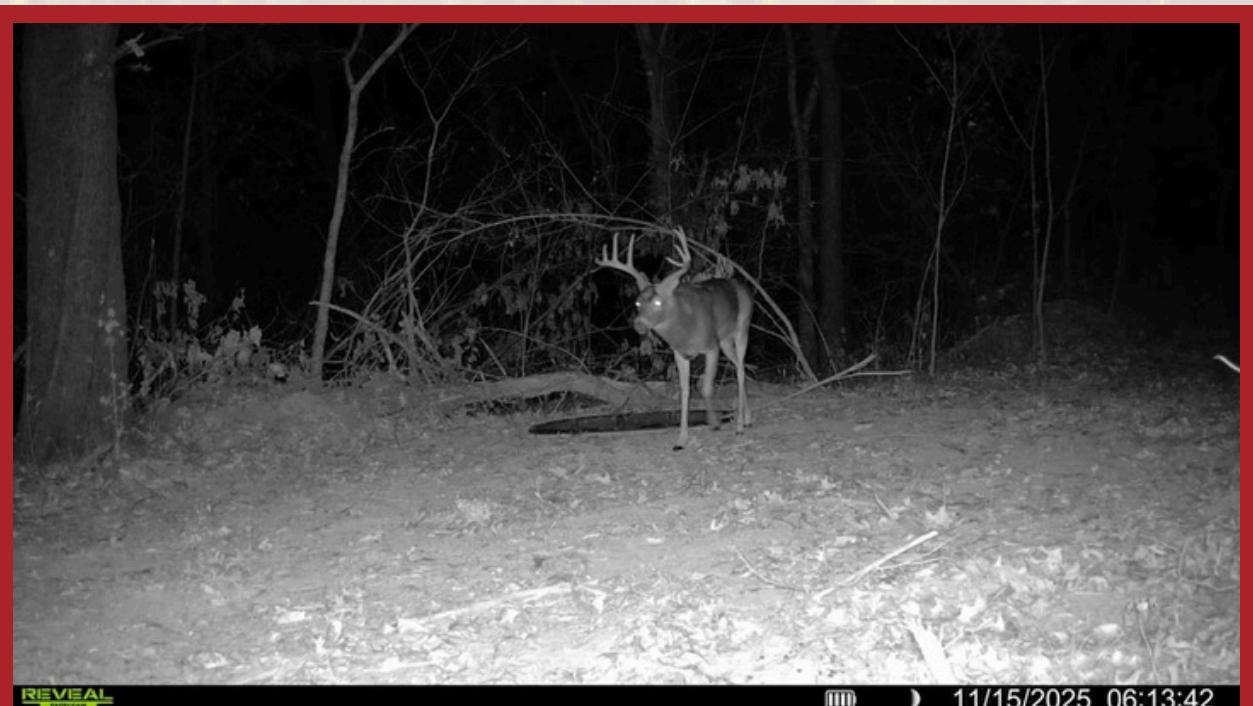
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About the Agent:

Dillon, a southeast Iowa resident, combines his real estate know-how with hands-on farming experience and a love for habitat management and whitetail deer hunting. He specializes in hunting and farm properties, using his agricultural background to help clients navigate these niche markets. Dillon's understanding of wildlife management and farming is especially helpful for those on the hunt for prime hunting land or productive farmland. He's also worked in residential real estate, giving him a well-rounded perspective across different types of properties.

Dillon's journey started in Minnesota, where he grew up working in construction and excavation—building and remodeling homes, and digging basements for residential properties. That hands-on experience sparked his interest in real estate, leading him to get his real estate license in 2014. He values those early years because they gave him a solid foundation in property development and investment, which helps him better serve his clients today.

Known for his strong work ethic and easygoing approach, Dillon has built his career on helping clients make smart, informed decisions. He's always prepared and up-to-date, so you can feel confident whether you're buying or selling. With a passion for the outdoors and deep local knowledge, Dillon is the go-to person for anyone looking for hunting, recreational, or agricultural properties.



Outside of his professional life, Dillon enjoys spending time outdoors with his wife, Alyssa, and their two children, Penelope and Parker. In his free time, he's often hunting whitetail deer, snowmobiling out west, and managing his and his clients' hunting properties.

DILLON STRAND, LAND AGENT



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