

**AMERICAN
LEGACY
LAND CO**

FOR SALE

HUNTING PROPERTY

Floris, IA

38 +/- Acres

OFFERED AT:

\$265,000

ABOUT THIS PROPERTY:

This 38 +/- acre hunting property in Southeast Iowa presents a rare opportunity to own a turnkey whitetail tract in a highly sought-after area, conveniently located approximately 25 minutes from Ottumwa.

Designed and managed with quality whitetail hunting in mind, this property offers an impressive combination of established habitat and thoughtful improvements. Approximately 13.5 +/- acres of open ground are planted in food plots and switchgrass. Rolling terrain and natural travel corridors create a layout that allows this tract to hunt significantly larger than its actual acreage.



More About this Property:

Multiple water holes are an important feature of the property, while an established internal trail system and multiple access points provide flexibility for navigating and hunting the farm.

The property has been intentionally managed for quality whitetail hunting, offering a highly functional small-acreage hunting tract with the habitat and management already in place for the next owner to enjoy immediately.

Properties of this size are increasingly difficult to find in Southeast Iowa. This tract offers the privacy and manageability of a smaller farm without sacrificing the hunting potential typically found on larger properties.

Directions: Head southeast out of Eldon on Highway 16. Turn right in Selma onto Bridge Street, then turn left onto Eagle Drive and immediately right onto Acorn Avenue. Continue to 155th Street and turn right, then turn right onto Wheat Avenue, which turns into 150th Street. The property will be on the left.

Legal Description: 27 70 12 W 394' OF E 758' OF S 688' SE NE Parcel # 15089770

Address: XXX 150th Street Floris, IA 52560

Taxes: \$742/year

FEATURES:

- 38 +/- acres
- Rolling topography
- Convenient location near Ottumwa
- Thick hard-wood timber
- Turnkey hunting property

DAVIS COUNTY, IOWA



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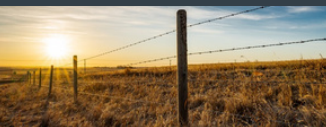


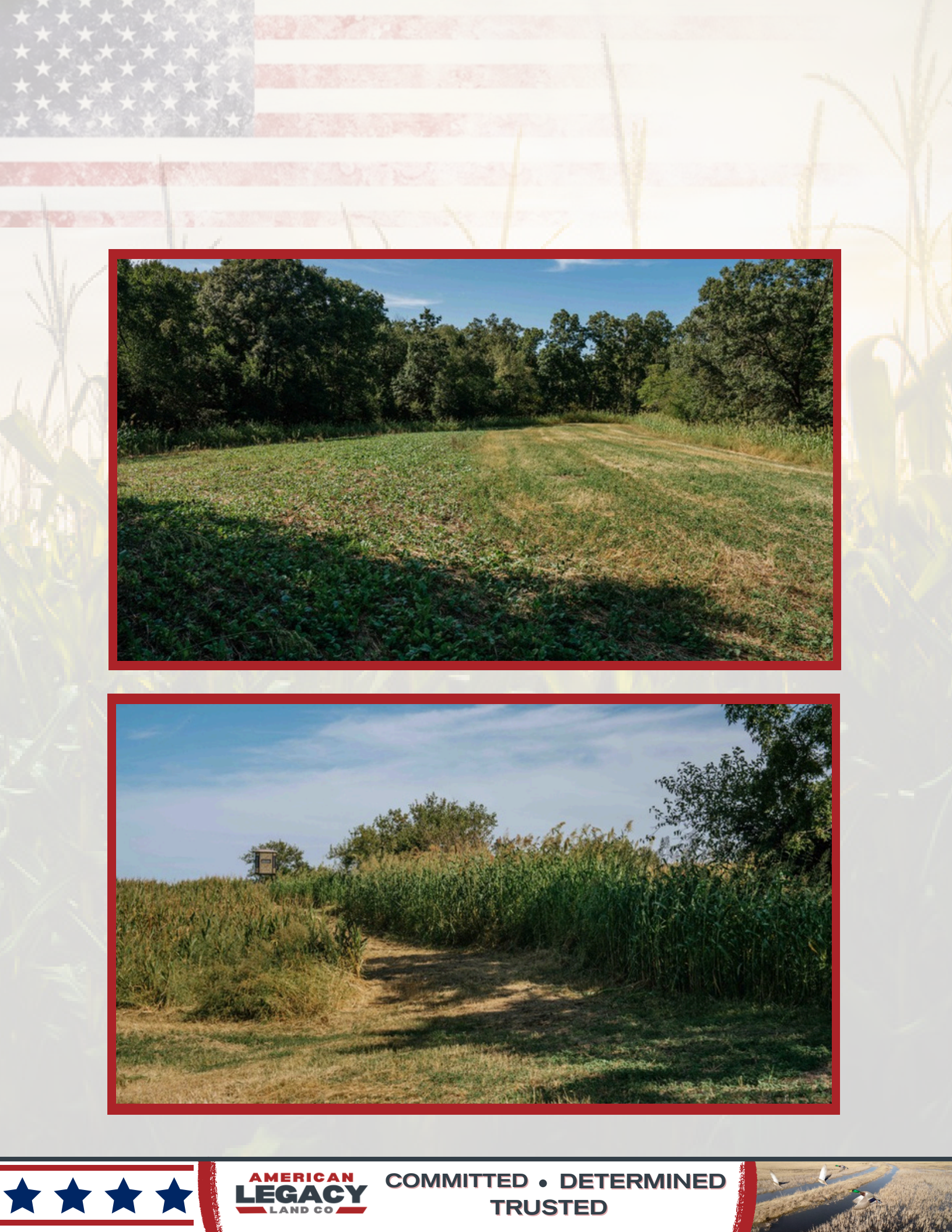


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FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT

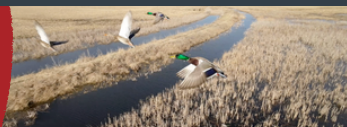


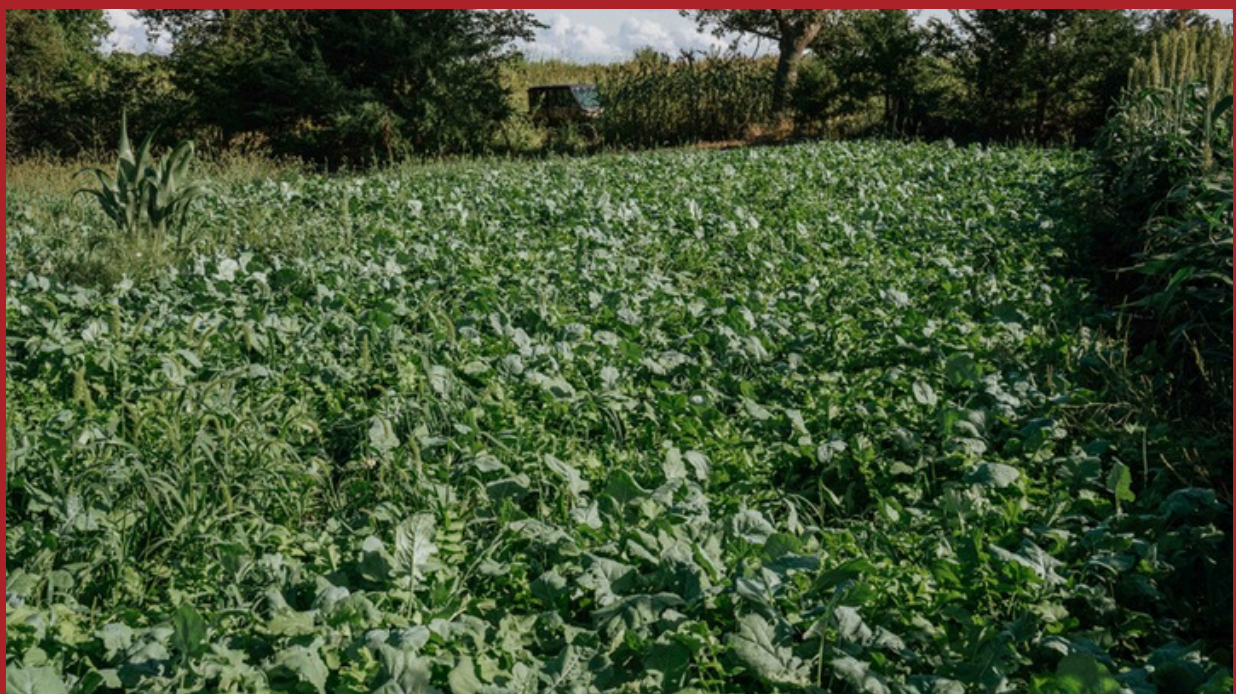




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**COMMITTED • DETERMINED
TRUSTED**







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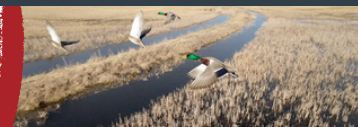
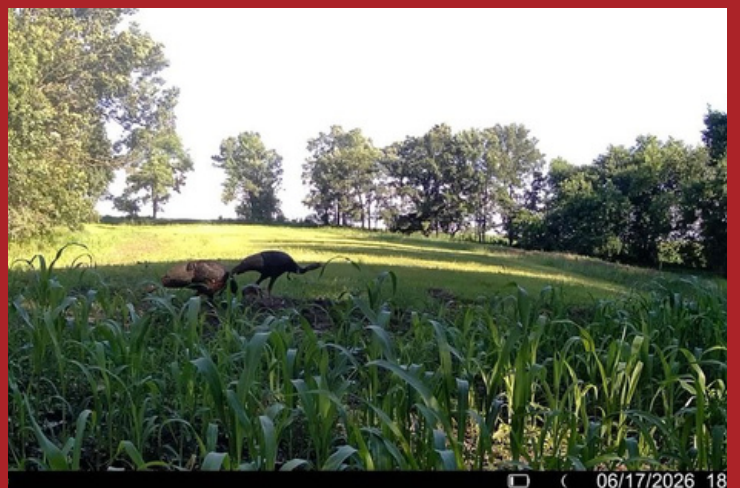
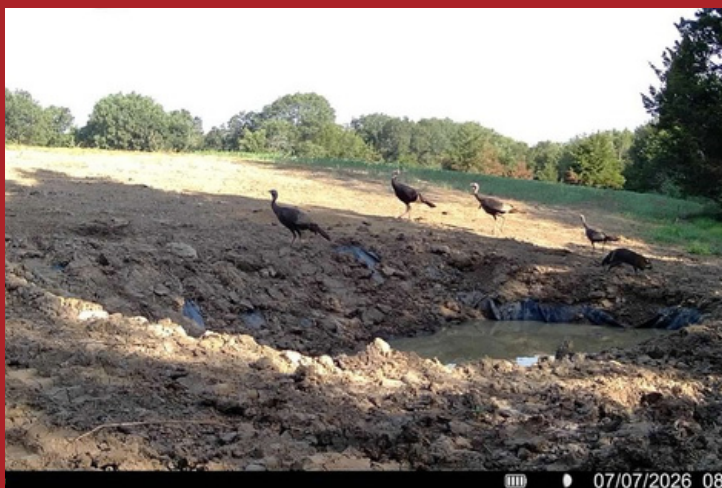
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BUYING • SELLING
AUCTIONS







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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