

Switch Hills Hunting Farm
176th PI
Knoxville, IA 50138

\$799,975
127± Acres
Marion County



Switch Hills Hunting Farm
Knoxville, IA / Marion County

SUMMARY

Address

176th Pl

City, State Zip

Knoxville, IA 50138

County

Marion County

Type

Farms, Undeveloped Land, Hunting Land, Recreational Land,
Timberland

Latitude / Longitude

41.238494 / -93.016255

Acreage

127

Price

\$799,975

Property Website

<https://arrowheadlandcompany.com/property/switch-hills-hunting-farm-marion-iowa/89853/>



PROPERTY DESCRIPTION

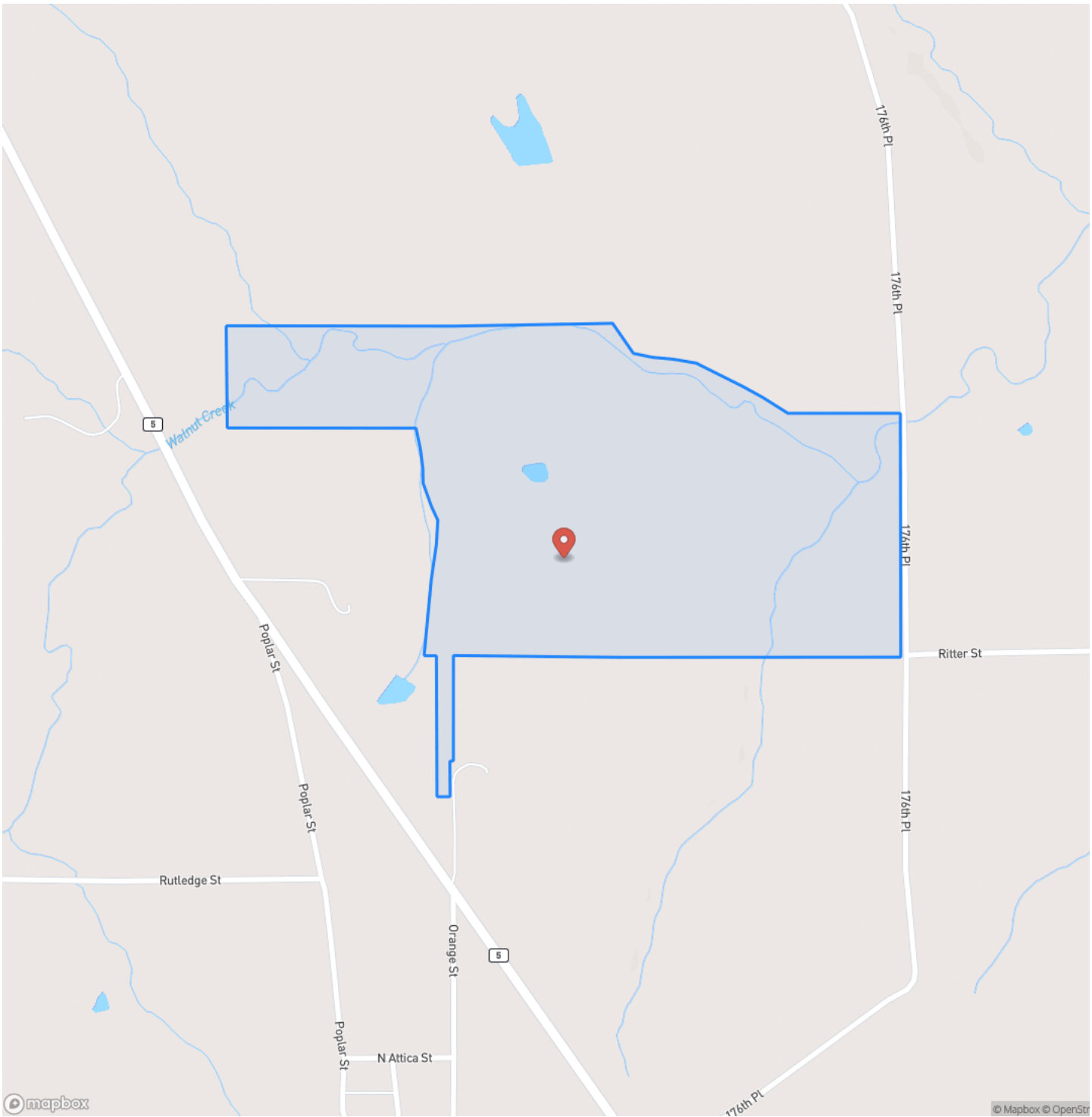
Serious whitetail hunters know that food, water, and cover are absolutely essential to growing, holding, and eventually harvesting big whitetails. Properties that have all three in abundance rarely come to market! Introducing Switch Hills Hunting Farm, a 127 +/- acre income-producing recreational property in Marion County, Iowa, that is loaded with everything that deer need to survive and thrive, and a phenomenal setup for a hunter to take advantage of while also being a great financial investment! This property has high quality bedding cover scattered throughout, made up of thick creek bottoms, hardwood timber patches, and rolling hillsides planted to switchgrass. The spread out nature of these sections means the property should hold multiple mature bucks during the fall without overcrowding. Water is abundant throughout the property, with two small ponds, multiple water holes, and a creek winding through the north end of the property. Two strategically located and established clover plots will prove to be phenomenal ambush sites for a bowhunter, allowing for kill-plot hunts on multiple wind directions. Connecting timber on each side farm allows this property to not only access the residential deer on it, but also the big whitetails that are known to travel this neighborhood. The 51 +/- tillable acres currently planted to soybeans will serve as both a great source of income as well as a great destination food source to drive deer movement patterns. Two acres of standing beans will be left for the buyer, giving you a perfect setup for late season, pulling deer from a known trophy producing neighborhood and capitalizing on a mature buck's need to feed. Two tower blinds being left with the property will get you immediately in the game on some of the big whitetails on this farm. The significant tillable acreage as well as the income-producing switchgrass hillsides also creates an opportunity for the property to be changed however a habitat manager sees fit, adding additional bedding and/or food to customize their own hunting experience. One will also find that access into and throughout this property is excellent, with two gated access points on opposite ends of the property as well as a mowed trail system meandering throughout the farm. There are also multiple potential homesites located on this beautiful property, and it would be very easy to picture someone who loves rural living turning this place into their home. This property has been strictly managed, and has been unhunted for the past two years. The recent trail camera pictures reveal a solid whitetail herd, with upper age class. Buyers have an option of purchasing an additional amount of tillable acreage (58 +/- acres) located directly North of the farm and another 23.5 +/- acres that lies on the West side of the property that is currently being surveyed out for a building site. Located just outside of Attica and 6 +/- miles from Knoxville, this place is just a short drive away from the amenities of town. This incredible property has it all, so don't wait to reach out to turn it into your own piece of paradise! Additional acreage is available. Final acreage will be determined by survey. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Steve Noble at [\(641\) 799-9012](tel:6417999012).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

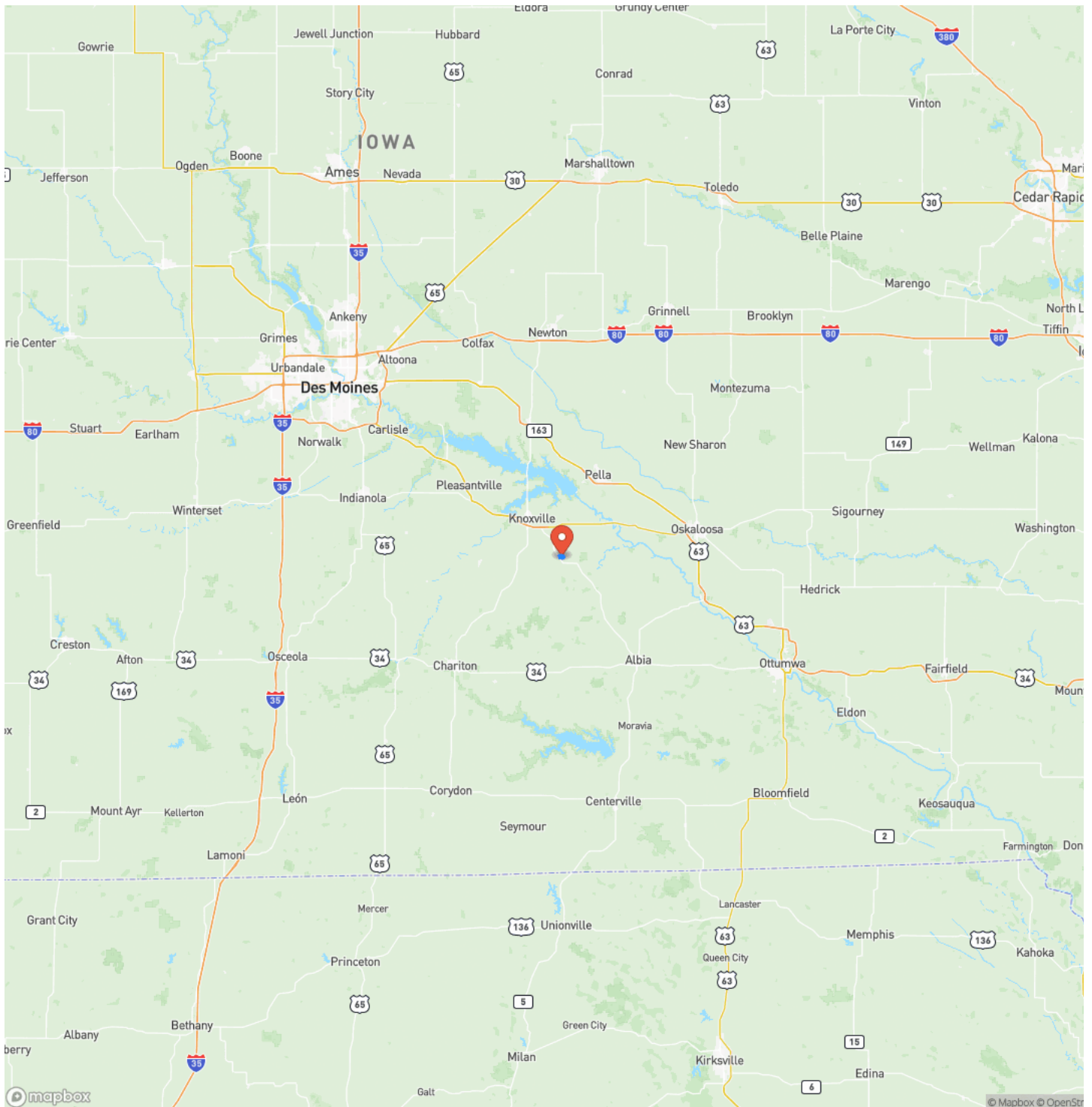
Switch Hills Hunting Farm
Knoxville, IA / Marion County



Locator Map



Locator Map



Satellite Map



Switch Hills Hunting Farm
Knoxville, IA / Marion County

LISTING REPRESENTATIVE
For more information contact:



Representative
Steve Noble

Mobile
(641) 799-9012

Office
(309) 331-5767

Email
steve.noble@arrowheadlandcompany.com

Address
18587 74th. St.

City / State / Zip

NOTES

Notes section with multiple horizontal lines for text entry.



This image shows a full page of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
www.arrowheadlandcompany.com

