

The Walnut Creek Hills Farm
176th St
Attica, IA 50138

\$1,299,000
208.5± Acres
Marion County



**The Walnut Creek Hills Farm
Attica, IA / Marion County**

SUMMARY

Address

176th St

City, State Zip

Attica, IA 50138

County

Marion County

Type

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

Latitude / Longitude

41.239477 / -93.01626

Acreage

208.5

Price

\$1,299,000

Property Website

<https://arrowheadlandcompany.com/property/the-walnut-creek-hills-farm/marion/iowa/96088/>



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PROPERTY DESCRIPTION

Introducing a rare opportunity to own 208.5 +/- contiguous acres in Marion County, Iowa that seamlessly combines high-quality whitetail habitat and strong agricultural income! On top of that, there is an outstanding rural build site! Located just outside of Attica and approximately 6 +/- miles from Knoxville, the location couldn't get any better. This farm is exceptionally well-rounded for serious whitetail hunters, featuring the essential trio of food, water, and cover. Thick creek bottoms, hardwood timber pockets, and rolling hillsides planted to switchgrass create high-quality, scattered bedding areas capable of holding multiple mature bucks without pressure. Water is plentiful, with a winding creek, multiple water holes, and two ponds. Strategically placed clover food plots, standing soybeans left specifically for late season, and over 125 +/- acres of productive tillable ground create consistent destination food sources that drive patternable deer movement. The property has been strictly managed and un hunted for the past three years, with recent trail camera photos confirming a healthy population with upper-age-class whitetails. Multiple established access points, gated entrances, a mowed trail system, and two tower blinds allow a new owner to hunt efficiently on multiple wind directions from day one. Beyond recreation, this property shines as a strong income-producing investment. The tillable acres include high-quality soils, with portions scoring up to 75 CSR2 and an overall average around 59 CSR2. These acres produce a solid return on investment for this farm. Well-designed waterways, rolling terrain, and road frontage provide excellent drainage and ease of farming operations. The combination of row crop income and switchgrass production offers both immediate return and long-term flexibility for habitat enhancement or farming expansion. Adding to its appeal, the western portion of the farm includes a scenic 23.5 +/- acre build site with Highway IA-5 frontage and access to electricity, water, and fiber optic internet. Elevated build locations offer beautiful views to the north and east, making it an ideal setting for a country home, hobby farm, or legacy property. Wildlife is abundant throughout, with frequent deer and turkey activity providing both hunting and viewing opportunities right outside your door. Properties of this size and diversity—offering premier hunting, reliable income, and exceptional building potential—rarely come to market! This 208.5 +/- acre Marion County farm truly has it all and stands ready to become your next investment, hunting destination, or rural retreat! 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.

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Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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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.

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