

NEW



Scenic Boyer River Bluff Farm

32.52 +/- Acres | Harrison County, IA | \$360,972



National Land Realty
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PROPERTY SUMMARY

Nestled along the picturesque Mounds Trail, this 32.52 acre property offers a rare blend of income potential, breathtaking views, and recreational opportunity. With approximately 23 acres of productive cropland, the land provides reliable annual income while showcasing the peaceful charm of rural Iowa.

Set atop the rolling hills, the property boasts panoramic views of the Boyer River valley and overlooks the charming town of Missouri Valley, an ideal backdrop for your dream home or weekend getaway. Whether you're envisioning a new build with unmatched scenery or seeking a solid agricultural investment, this property delivers. In addition, the land offers excellent recreational appeal. The natural terrain and surrounding habitat support hunting and other outdoor activities, making it a true multi-use tract.



ACREAGE BREAKDOWN

- 32.52 Deeded Acres
- 22.78 FSA Cropland Acres
 - Balance in Timber

PARCEL #/ID

400001923500000

ADDRESS

0 Mounds Trail
Missouri Valley, IA 51555

LOCATION

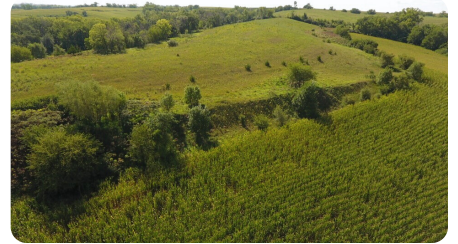
From Missouri Valley, IA head
Northeast on Highway 30 for 2
miles. Turn onto county highway
296th heading East for 1 mile.
Head South on Mounds Trail for 1
mile. Farm is on the East side of
the road.

TAXES

\$598/year (2024)

PROPERTY HIGHLIGHTS

- 32.52 Total Acres
- 23+/- Acres of income-producing cropland
- Stunning build site potential with panoramic views
- Overlooks the Boyer River valley and the town of Missouri Valley.
- Less than 1 mile to hard surface - County Highway 296th
- Recreational appeal: hunting and outdoor activities



nationalland.com/listing/scenic-boyer-river-bluff-farm

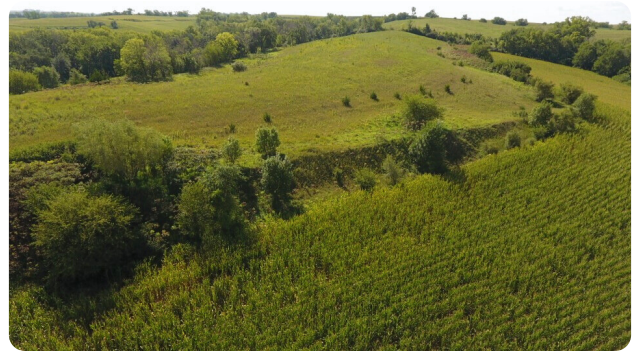


COMMERCIAL PROPERTY HIGHLIGHTS

Zoning
Agricultural

Listing ID#
3254925



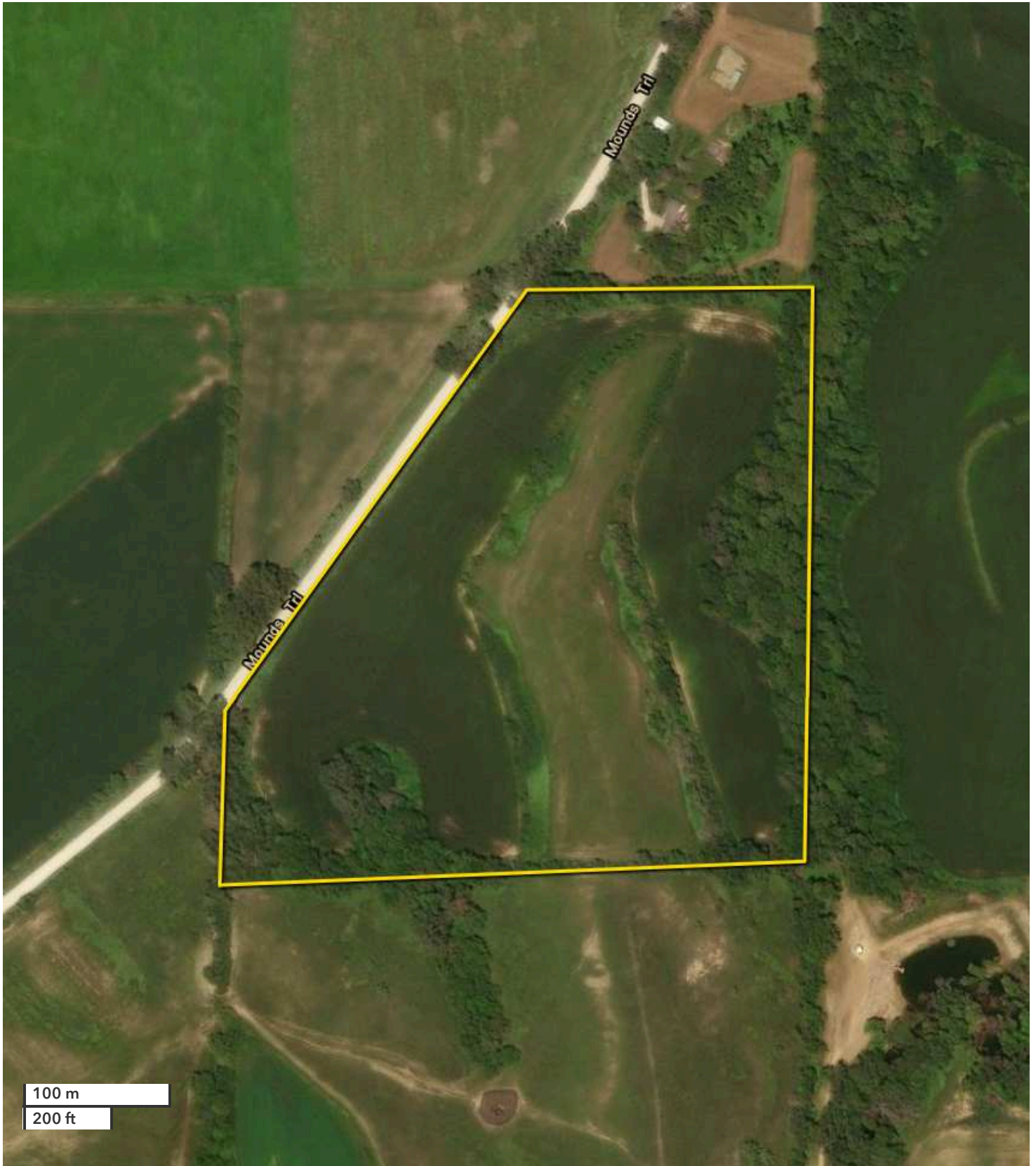


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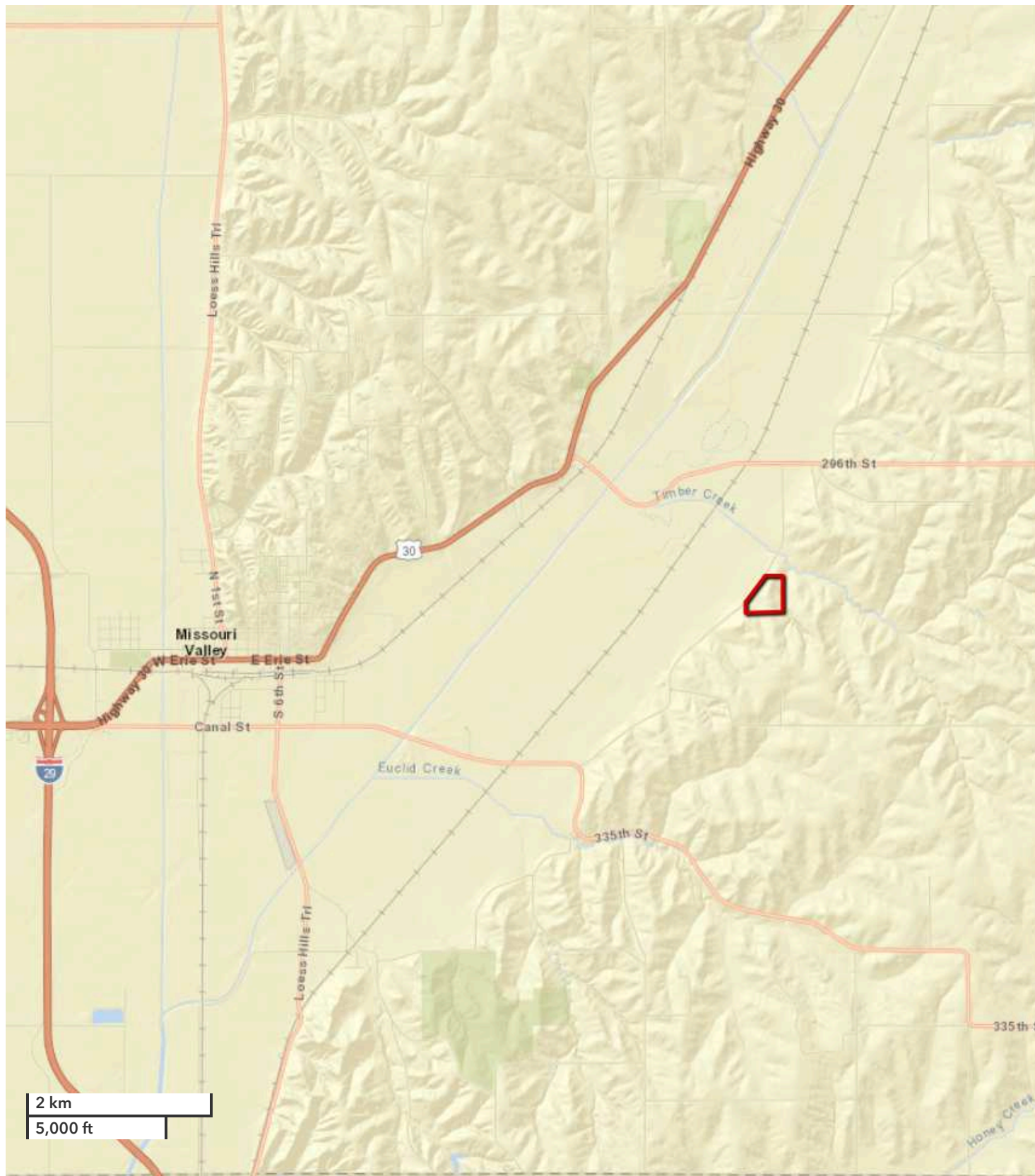


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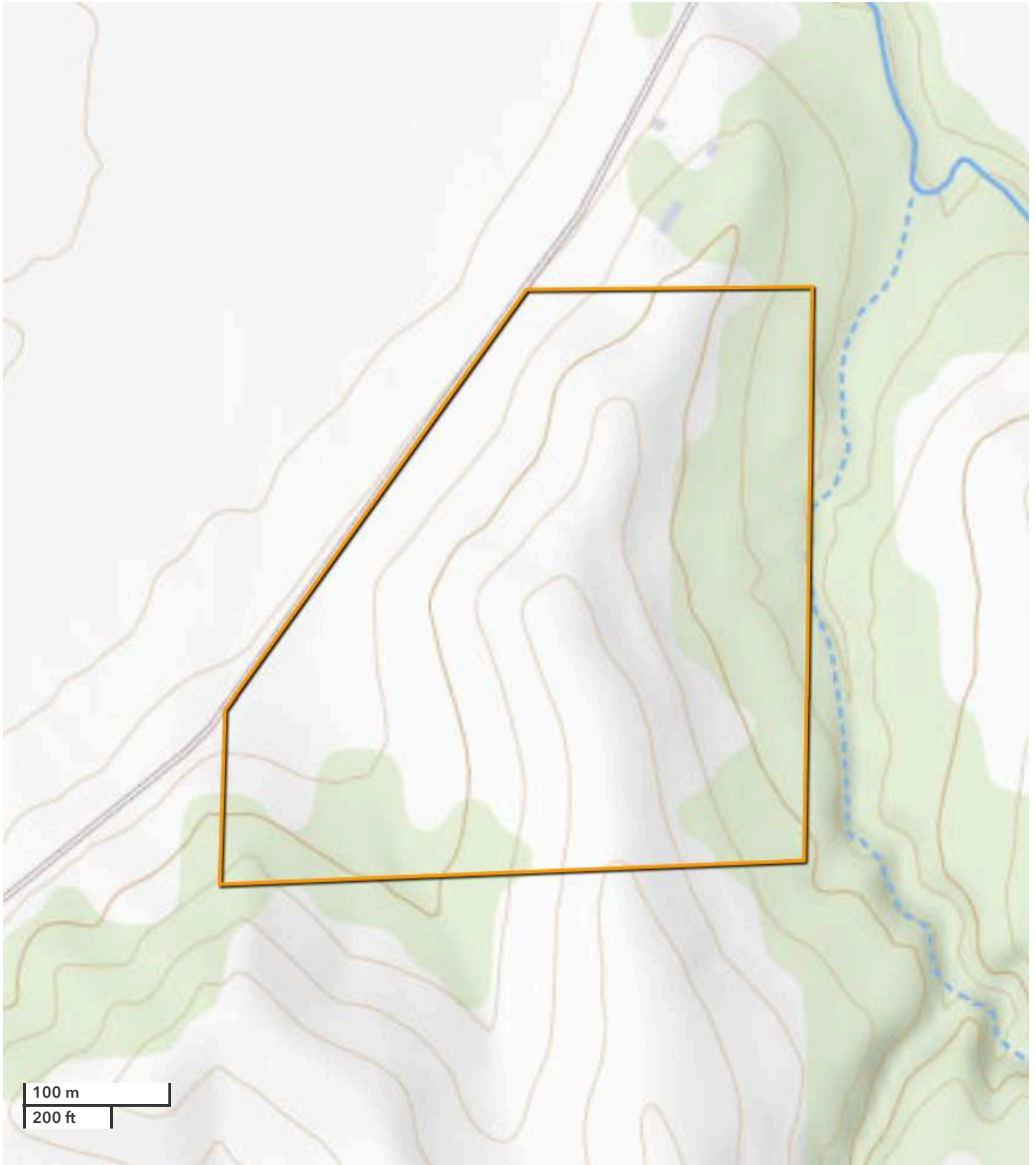
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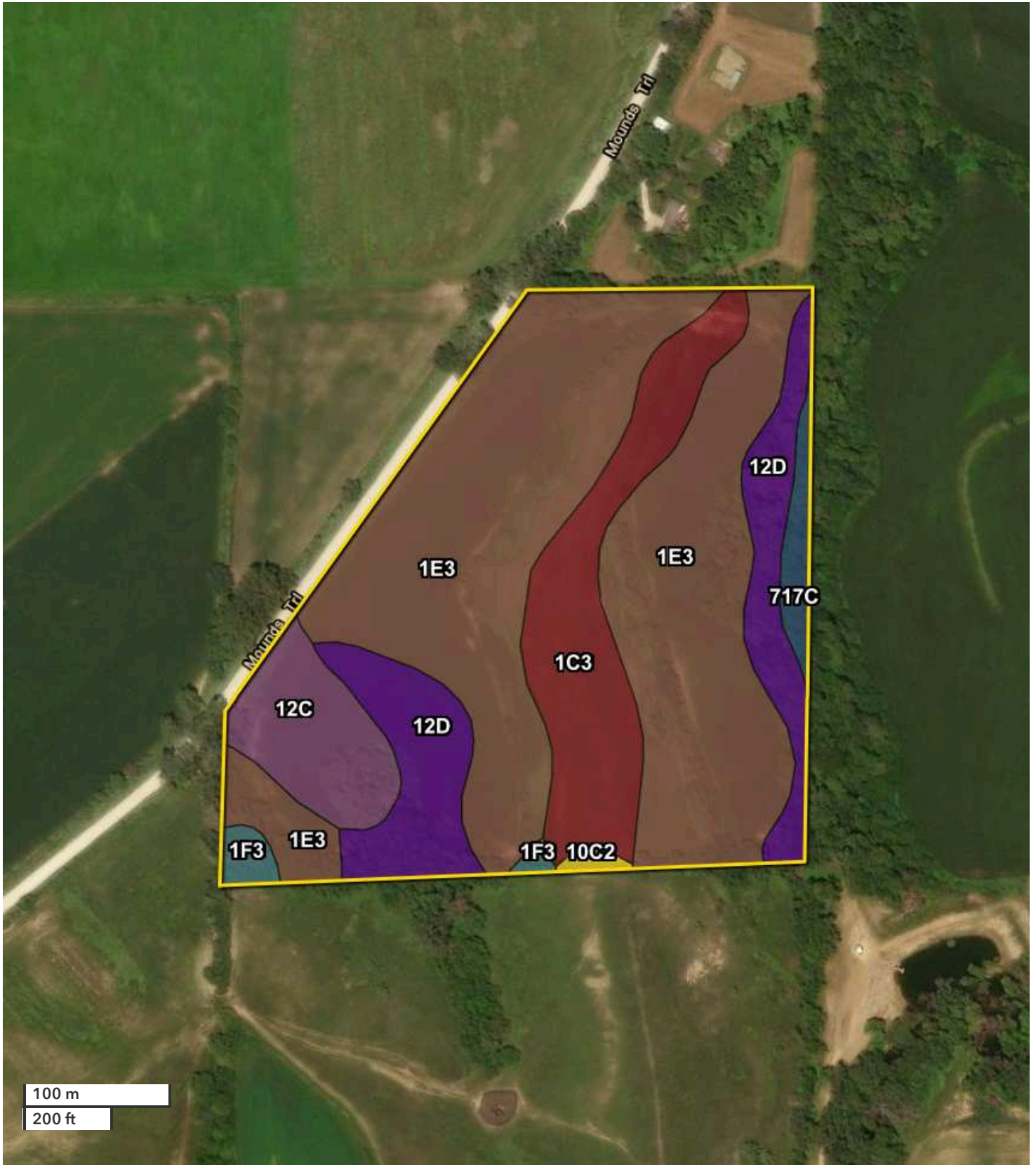
All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.



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100 m

200 ft

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Soils

Total Area: 31.28 acres

Soil Type	Acres	%	Non-IRR Class	IRR Class	NCCPI	CSR2
 1E3 - Ida silt loam, 14 to 20 percent slopes, severely eroded	18.64	59.6%	4e	-	55.0	18.0
 1C3 - Ida silt loam, 5 to 9 percent slopes, severely eroded	4.63	14.8%	3e	-	60.2	58.0
 12D - Napier silt loam, 9 to 14 percent slopes	4.42	14.1%	3e	-	79.5	62.0
 12C - Napier silt loam, 5 to 9 percent slopes	2.38	7.6%	3e	-	87.2	89.0
 717C - Napier-Gullied land complex, 2 to 10 percent slopes	0.64	2.0%	3e	4e	11.5	55.0
 1F3 - Ida silt loam, 20 to 30 percent slopes, severely eroded	0.44	1.4%	6e	-	14.8	8.0
 10C2 - Monona silt loam, 5 to 9 percent slopes, eroded	0.14	0.4%	3e	-	81.3	86.0
Weighted Average:					60.3	36.5

Data source: USDA NRCS Soil Survey Geographic Database

NCCPI: National Commodity Crop Productivity Index (0-100)
CSR2: Corn Suitability Rating 2.0 (Iowa only, 0-100)

NOTES

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