LAND AUCTION

46.55 AC± | 2 TRACTS | DES MOINES CO, IA

ONLINE ONLY AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 12/9/26 **AUCTION TIME:** 1 PM CT

AUCTION HELD AT: ONLINE ONLY

PROPERTY PREVIEW: 12/01 FROM 10 AM TO 12 PM ON HAWKEYE RD, MEDIAPOLIS, IA 52646

Beautiful Recreational Land with Timber and Creek on Hawkeye Creek | Des Moines County, Iowa | Selling in Two Tracts

Whitetail Properties Real Estate and Ranch and Farm Auctions, a division of Whitetail Properties Real Estate, are representing Marika and Steve Nunnikhoven in the sale of their little slice of heaven in southeast Iowa. Tucked along a quiet road in northern Des Moines County near Mediapolis, this 46.55± acre property lies within a secluded, timbered hollow of the Mississippi River valley, where Hawkeye Creek winds through rocky terrain beneath a canopy of established hardwoods. With a combination of creek frontage, distinctive rock formations, deer and turkey hunting, foraging opportunities, and a peaceful setting that feels removed from the everyday, this is a property that invites you to slow down and spend time outdoors.

The property will sell in two surveyed tracts, offering buyers the flexibility to purchase the smaller 6.8± acre east tract or the larger 39.75± acre west tract. The east tract rises to an elevated hilltop with potential for a home or cabin site, while the west tract features Hawkeye Creek running through the timber, along with unique geological features and a variety of recreational possibilities. Whether you're looking for a secluded place to build, a private hunting property, a weekend camping destination, or a place to explore the creek and enjoy the surrounding landscape, each tract offers its own appeal.

As an inspiring story for all aspirational landowners, Steve Nunnikhoven purchased this property in 1972, saving half of every dollar he made from a paper route and odd/end jobs until he had enough money for a down payment. More than five decades later, the property is ready for its next owner. Land with this much history, natural character, and recreational versatility is a rare offering in this part of southeast Iowa, and as Steve is a living testament: DON'T WAIT TO BUY LAND, BUY LAND... AND WAIT.

Tract 1: East 6.8± Acres

The smaller east tract rises to a hilltop overlooking the surrounding timber and bluffs of the Mississippi River valley. Its elevated setting offers an opportunity for buyers looking for a potential home or cabin site in a quiet, secluded location. Imagine a small cabin tucked into the timber, a place to get away for the weekend, or a future homesite surrounded by the natural landscape of northern Des Moines County.

The tract also offers the appeal of owning a smaller piece of timberland in an area known for its wildlife and outdoor recreation. Buyers interested in building should investigate applicable zoning, access, utilities, and site conditions to determine the feasibility of their plans.

For those looking for a smaller property with a private setting and potential for future development, this 6.8±-acre tract presents an opportunity to own a piece of the Mississippi River bluff country.

BUYERS PREMIUM: No buyer's premium or internet fees
TAXES: Prorated to date of closing
TENANCY: Open tenancy for 2027
RENTS: N/A
MINERALS: Seller-owned rights will convey
CLOSING COSTS: Seller responsible for abstract, deed package preparation, revenue stamp tax, real estate commission, and half of the closing fee. Buyer responsible for title opinion, transfer document recording, and half of the closing fee.
CLOSING DATE: On or before 30 days from seller acceptance
DOWN PAYMENT: 10%
POSSESSION DATE: Buyer to have possession at closing
SURVEY: None needed
SELLER: Marika and Steve Nunnikhoven
SALE ORDER: By the Acre
SALE METHOD: Sells Subject to seller confirmation

Tract 2: West 39.75± Acres

Hawkeye Creek winds through the center of this distinctive timber tract, creating a natural setting for outdoor recreation, exploration, and relaxation. Cool, clear water flows past exposed rock outcroppings, offering places to wade the creek, explore its rocky banks, or spend a summer afternoon listening to the water move through the timber. Secluded areas along the creek and throughout the property provide opportunities for camping, enjoying time with family and friends, or simply finding a quiet place to unwind.

For the outdoor enthusiast, the possibilities extend well beyond the creek. Explore the timber by ATV where permitted, set up camp, forage for seasonal finds, or spend fall mornings hunting deer and wild turkeys. The property lies within a timber corridor connecting the Mississippi River valley with the agricultural hills to the north and west, providing natural cover and travel routes for wildlife moving through the area. Its combination of timber, creek habitat, and secluded terrain makes it an appealing recreational property in a part of Iowa where wooded river bluffs define the landscape.

The property's history adds another layer of character. Until 1965, the land operated as a small gravel quarry, supplying riprap used to protect Mississippi River levees from erosion. That former use left behind exposed rock and distinctive geological features that give the property a character unlike more typical timber tracts in the region.

Walnut is plentiful throughout the property, including trees planted by the Nunnikhovens approximately 40 years ago. The established timber, rocky terrain, and creek corridor create a landscape worth exploring in every season.

Whether your interests include deer and turkey hunting, creekside camping, ATV riding where permitted, foraging, or simply owning a secluded piece of timber where you can get away from it all, this 39.75± acre tract offers a distinctive opportunity along Hawkeye.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

BEN HARSHYNE, AGENT: 319.853.1162 | ben.harshyne@whitetailproperties.com

SELLER'S ATTORNEY: BJ JANN

321 NORTH THIRD STREET, BURLINGTON, IOWA 52601 | 319-754-6587 | WRJAHN@SEIALAW.COM

RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR MORE INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

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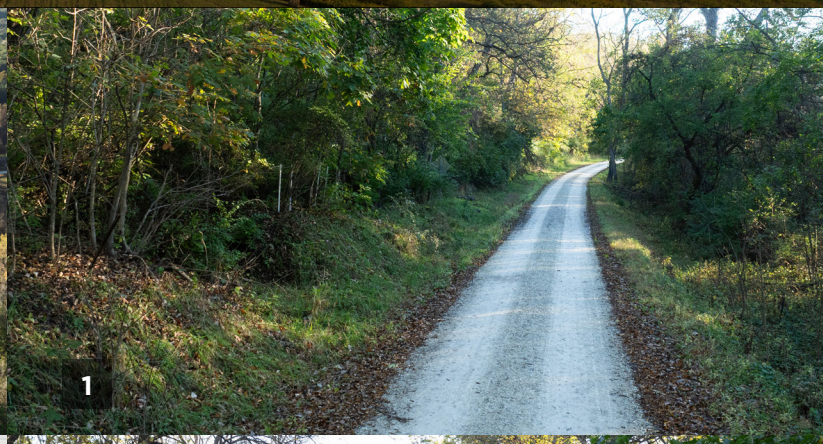



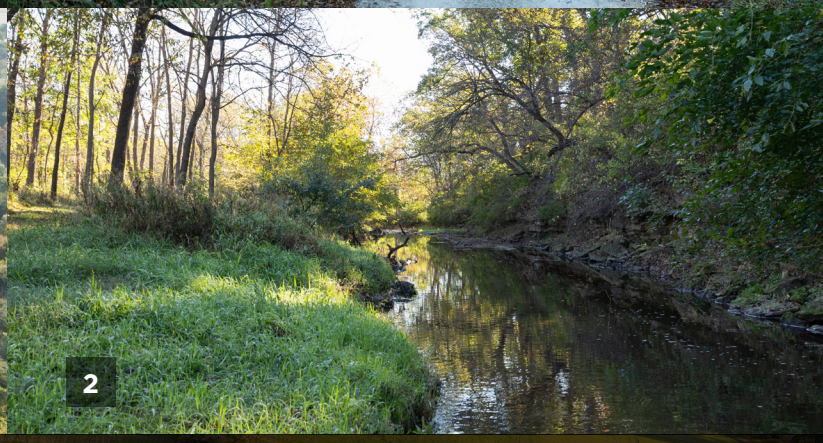

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