

LAND FOR SALE

LISTING #17615

PRICE: \$185,000

DESCRIPTION: Peoples Company is pleased to present this outstanding recreational property located in the heart of big buck country and boasting an impressive ability to attract wildlife. A whitetail hunter's dream situated on the edge of bountiful farmland and overlooking creek bottom property to the east.

The 26.4 m/l surveyed acres being offered for sale include 6.74 acres m/l of tillable land suitable for the best food plots with the balance being heavy timber. With quiet access off of County Road T61 and bordered to the north by South Soap Creek, this property is surrounded by over one thousand acres of state-managed wildlife areas, over fifteen hundred acres of Stephens State Forest land, and fertile farm fields throughout. A quick look at an area map will show that this land is in the heart of the largest natural forest area in the State of Iowa. Multiple trail cameras and pictures on the property prove the presence of quality mature bucks. This high-performing piece not only is a frequently traveled corridor for your next trophy but harbors quality wildlife of all species throughout the seasons.

ZEB GUINN

C: 641.895.8486
O: 515.222.1347
Zeb@PeoplesCompany.com

TRAVIS SMOCK

C: 319.361.8089
O: 515.222.1347
Travis.Smock@PeoplesCompany.com



PEOPLESCOMPANY.COM



855.800.LAND