

LANDPROZ LAND LISTING

82 ACRES+/-

CLAYTON COUNTY, IA



Listing Price: \$406,345 or \$4,955/acre

#1841 Farm

This 82.09 acres is located in Clayton County in Millville township, 2 miles off Hwy 52 near the Mississippi River. The farm is located in a big buck neighborhood and hosts a high population of turkey and pheasant. It is the perfect mix of 49.33 acres of timber and 32.76 acres of crop ground, for income return. The tillable ground is currently enrolled into a CRP program which is under contract until 2023, bringing in \$6,370 a year for an instant return. The property has several perfect locations for a home, cabin, or shed, with surrounding scenic views, including a view of the creek that runs along the western border, meandering in & out of the property line. Building site on property includes an old barn with good foundation, silo and shed. Power line goes to the site making electrical hook up easy and available. There is a mix of mature and young hardwoods that consist of walnut, oak, hickory, and hard maple for instant and/or future income returns, while providing an ample food source for wildlife. Several springs are on the property as well, with dikes and drainage systems in place, making it very easy to add a pond.

The layout of this farm has the CRP & Food plots located in the perfect position between timbered edges, creating an excellent bedding and nesting area for deer & pheasants, along with providing a food source in high natural traffic areas. This farm has had minimal pressure put on it, along with mature bucks taken off of it and the neighboring tracts. Property is located 9 mi south of Guttenberg Iowa and 33 mi north of Dubuque Iowa. Seller will consider contract for deed to qualified buyers.

PROPERTY FEATURES

- 82.09 acre mix of hardwoods and tillable ground
- 32.76 acres enrolled into CRP has \$6,370 a year rental rate.
- Located in a great hunting location, with big bucks, turkey, & pheasant.
- Buildable site includes barn, silo, and shed
- Creek located on property
- Hardwoods consist of walnut, hard maple, oak, and hickory
- 9 mi south of Guttenberg and 33 mi north of Dubuque

LANDPROZ

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