

132.73 ACRES+/-

ALLAMAKEE COUNTY, IA



Listing Price \$385,000 or \$2,900 per Acre

#1984 Farm

PROPERTY DESCRIPTION

This 133+/- acre tract in Allamakee County, consisting of roughly 122+/- acres of timber, is just a mile outside of New Albin, Iowa. It is full of big bucks, beautiful views, marketable timber, and buildable sites. This is a low-pressured, dream piece of hunting land that consists of a great mix of hardwoods; including marketable walnut, hickory, elm, and plenty of oaks, all of which provide the wildlife a great alternative food source. The predominantly south and easterly facing slopes of this property consist of hardwoods and cedars, which naturally create prime bedding areas to hold a healthy deer herd, along with an abundance of turkey. There is an established road system to the top with maintained trails that give you access to hunt multiple points for cruising bucks.

While you are up on top, you can also enjoy the majestic views of the surrounding hills of three different states (MN, WI, and IA), along with views of the Mississippi River Valley, the Upper Iowa River, and the city of New Albin, Iowa. As an added bonus, this trail system provides you with a back-door entrance to a large piece of state land that is located in Houston County, Minnesota.

PROPERTY FEATURES

- Rare large hunting tract in Allamakee County, IA
- Abundance of hardwoods and marketable timber
- Multiple points and predominately south & east facing slopes
- Area is known for some of the best fishing, deer, turkey, and duck hunting
- Only minutes away from boat launches into the Mississippi and Upper Iowa River
- Established trail system throughout the property
- Taxes \$178
- Provides a back door entrance to Public Land in Houston County MN
- 28 miles from LaCrosse, WI

LANDPROZ

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