

Waterfowl and Upland Game
**Hunting Land
For Sale**

**32 Acres – Palo Alto Co.
Adjoining Rush Lake**



Location: From Webb, IA – 6 miles east. From Ayrshire – 6 miles south and 2-1/2 miles west. From Mallard, IA – 10 miles west. From Laurens, IA – 6 miles north.

Legal A 32 acre tract more or less in the Southwest Quarter (SW1/4) of Section Twenty (20), Township Ninety-four (94) North, Range Thirty-four (34) West of 5th PM, Palo Alto County, Iowa. Tract to be surveyed



Land Description: Rolling tract of grassy hills, wetlands, and open water marsh. Across the road west of Rush Lake wildlife area. The tract is bordered on the east by a gravel road, 355th Ave.

RE Taxes: \$ 292.00 (est.)

Possession: at close

Price: \$ 96,000 .00 - \$3000 per acre

Brokers Note: Jon Hjelm / The ACRE Co. is pleased to offer this rare outstanding tract of land for waterfowl and upland game hunting. Located next to a state hunting area, just one half mile south of B63. Call for more details on this great recreation property.

Ronnie and Barbara Joenks, owners

Jon Hjelm / The ACRE Co., Spencer, IA

712-262-3529

theacresco.com



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