

# Iowa Timber for Sale

## 34.3 Acres O'Brien County Section 24 - Waterman Township



**Location:** 1 mile north and 2 ½ miles west of Peterson, Iowa on 492<sup>nd</sup> St. (Waterman Blvd)

**Legal:** Parcels A and B in the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of Section Twenty-Four (24), Township Ninety-four (94) North, Range Thirty-Nine (39), West of the 5<sup>th</sup> PM, O'Brien County, Iowa.

**Land Description:** Parcel A, a 1.3 acre older rustic acreage. Parcel B, includes 31 acres with a custom built log cabin constructed in 2004. Parcel B has steep hills and wooded bluffs timbered with hardwood and cedar trees overlooking an open grassy meadow below. Outstanding habitat for deer, turkey and other wildlife. Both parcels are inside tracts with access from Waterman Boulevard.



**Cabin Description:** Custom built 1-1/2 story log cabin, 24' x 26' with open front porch and upper deck. The fully furnished cabin has one bedroom, one bath, open kitchen and loft with 2 double beds, electric heat and satellite TV. Other features include a custom landscaped yard and a new well. Two car garage, heated & fully insulated 24' x 24' w/hunting gear room.

**RE Taxes:** \$ 930.00

**Possession:** At close

**Price:** \$ 345,000

**Brokers note:** Outstanding opportunity to purchase a prime Iowa hunting property with first class log cabin and heated garage. The property has been very well maintained, landscaped and managed to produce big Iowa Whitetail bucks. This is a must see property with the look and feel of a log cabin located in the Black Hills or Colorado, yet secluded in Northwest Iowa.



## Excel Partnership, Owner

Jon Hjelm/The ACRE Co., Spencer, Iowa

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