

5 ac m/l in Marion County, IA Recreational Acreage Opportunity!

\$78,000



GENERAL INFORMATION

Sale Acres	5 ac m/l
Topography	Level to Rolling
Taxes	\$410/year on net taxable acres 4.55
School District:	Pella School District

30x52 Pole Building/Cabin – full concrete, electric, water, partial finish started for living quarters & septic.
Offers a Home Building Site



RECREATIONAL OPPORTUNITIES in AREA:

Whitetail Deer	Fishing
Turkey	Hiking
Camping	Horseback Riding
Bird Watching	Private Picnic Area
Lake Red Rock Area	

This one of a kind 5 acres m/l is adjacent to Army Corps of Engineer's land and ¼ mile from Lake Red Rock. This unique tract offers a multitude of options for anyone seeking all that the great outdoors has to offer. This property has access to hundreds of acres of trophy whitetail and turkey hunting in an area with limited access for encroachment from others. This property makes a great headquarters for anyone looking for a peaceful get away and opportunity to enjoy all that the Lake Red Rock area has to offer.

The above information, although believed to be correct, is not warranted or guaranteed by the owner, listing firm or listing agent.

United Country
Real Estate

LC
HUNTING
PROPERTIES

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THE "AMMONS" FAMILY

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DIRECTIONS:

Fr Pella at Hwy 163 take Co. Hwy G28 southwest, continue following Hwy G28 about 3 miles to Hwy T15, turn left onto Hwy T15 go approximately 3.5 miles and turn right onto 180th Ave, go about 1.5 miles and you will arrive at the property on your right.

Fr Knoxville take Hwy T15 east about 5.5 miles, turn left onto Co Hwy S71 go about 1.5 miles then turn right onto Jesup Drive for approximately 1 mile Jesup Drive turns right and becomes 180th Ave, you will arrive at the property on your left.



LEGAL:

NW NW Pt of Parcel C&W of Parcel D Sec 25 & NE NE
 N&E of Rd Exc Parcel B Sec 26 in T-76-N, R-19-W.

Exact legal to come from abstract.