

# 15 ac m/l in Davis County, IA

## Timbered, Recreational & Building Site

**\$49,500**

### GENERAL INFORMATION

Sale Acres	15 ac m/l – Subject to survey
Timbered Acres	15 m/l
Topography	Rolling to Steeply Rolling
Taxes	\$100/year - Estimated
School District:	Davis County

### RECREATIONAL OPPORTUNITIES

Whitetail Deer	ATV
Turkey	Hiking
Heavily Timbered	Hunting
Building Site	

Southern Iowa timber retreat, located in Davis County, IA. 15 acres m/l heavily timbered parcel with recreational opportunity and building site opportunity. Rolling to steeply rolling terrain covered with timber and brush, this small piece offers affordability and is rugged enough to offer great hunting opportunity. This tract is located in a great area of Davis County known for solid whitetail and turkey hunting, with several large tracts which are managed to keep a quality herd. There is also great building opportunity with utilities close along the road for a cabin, building, or future home.

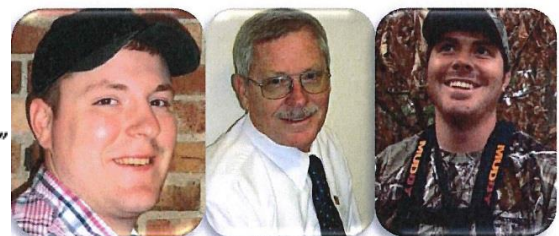


The above information, although believed to be correct, is not warranted or guaranteed by the owner, listing firm or listing agent.



**Hawkeye  
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**THE "AMMONS" FAMILY**

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#### DIRECTIONS:

From Ottumwa take Hwy 63 S towards Bloomfield, go approx. 5.5 miles turn right on 25<sup>th</sup> St, follow 25<sup>th</sup> St approx. 3.3 miles, turn left on 155<sup>th</sup> Ave which turns into Jewel Ave, go about 2 miles and arrive at property on the west side of Jewel Ave.



**Hawkeye Farm  
Mgmt & Real Estate**



#### LEGAL:

15 acres m/l located in PT of SW1/4 NW1/4 Sec 3 T-70-N, R-14-W Soap Creek Twp. – Davis Co. All lying west of Jewel Ave. Subject to survey.

Exact legal to come from abstract.

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#### SOAP CREEK PLAT

