



Camp Hitaga

158 Acres m/l, Linn County, IA

5551 Hitaga Road, Walker, Iowa 52352

Property Information

Location

From Troy Mills: 1 mile south on Troy Mills Rd, then 2½ miles east on Campfire Rd.

From Cedar Rapids - Corner of Hwy 13 and Hwy 151: 11 miles North on Hwy 13 to Central City, 4 miles west on Central City Rd, 3 miles north on Alburnett Rd, 1 mile west on Paris Rd and 2 miles north on Hitaga Rd.

Address

5551 Hitaga Road, Walker, IA 52352

Legal Description

That part of Sections 11 & 14, Township 86 North, Range 7 West of the 5th P.M., Linn County, Iowa.

Owners

Campfire USA Iowana Council.

Price & Terms

- \$671,500
- \$4,250/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable.

Real Estate Tax

This property is currently exempt from property tax. Non-exempt buyers should expect the property to be placed back on the property tax rolls.

Land Description

158 acres of mature timber with 3/4 of a mile of Wapsipinicon River frontage.

Buildings / Improvements

This property includes numerous buildings including the Director's House, Care Taker's House, Counselor's House, Nurses Station, Large Lodge with full commercial kitchen, Wohelo Lodge which includes a commercial kitchen and large craft area, swimming pool, horse stables, and numerous cabins.

Water & Well Information

There is a well located northeast of the pool.

Septic Systems

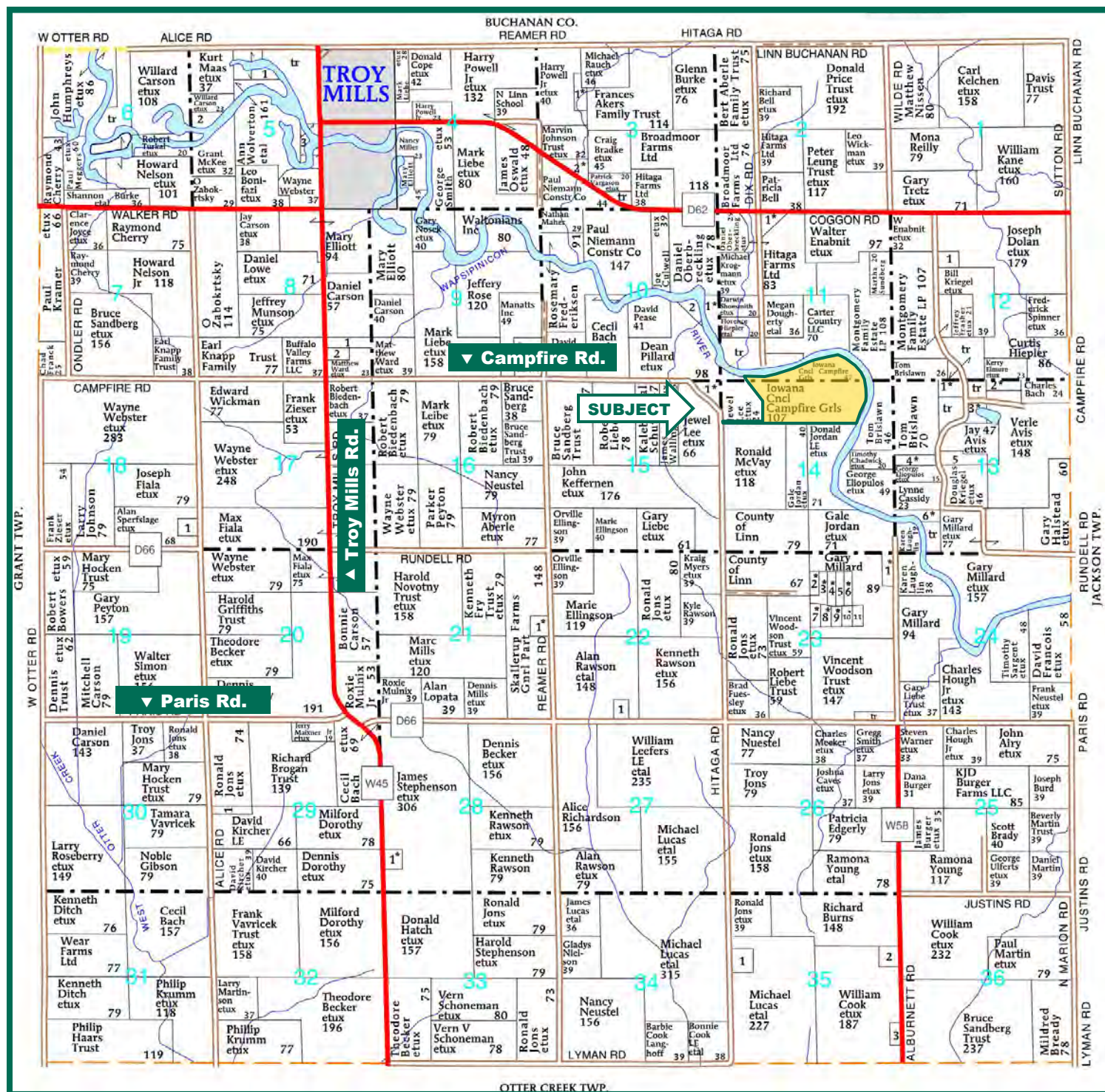
Approximately eight buildings currently have septic systems.

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Plat Map



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The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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Aerial Photo



Comments

Camp Hitaga has been providing fun and personal growth in a non-competitive, natural setting since the founding in 1931. The campers would enjoy a variety of entertaining and challenging activities, while the staff dedicated their time to helping campers learn about the natural world around them. Camp Hitaga, with

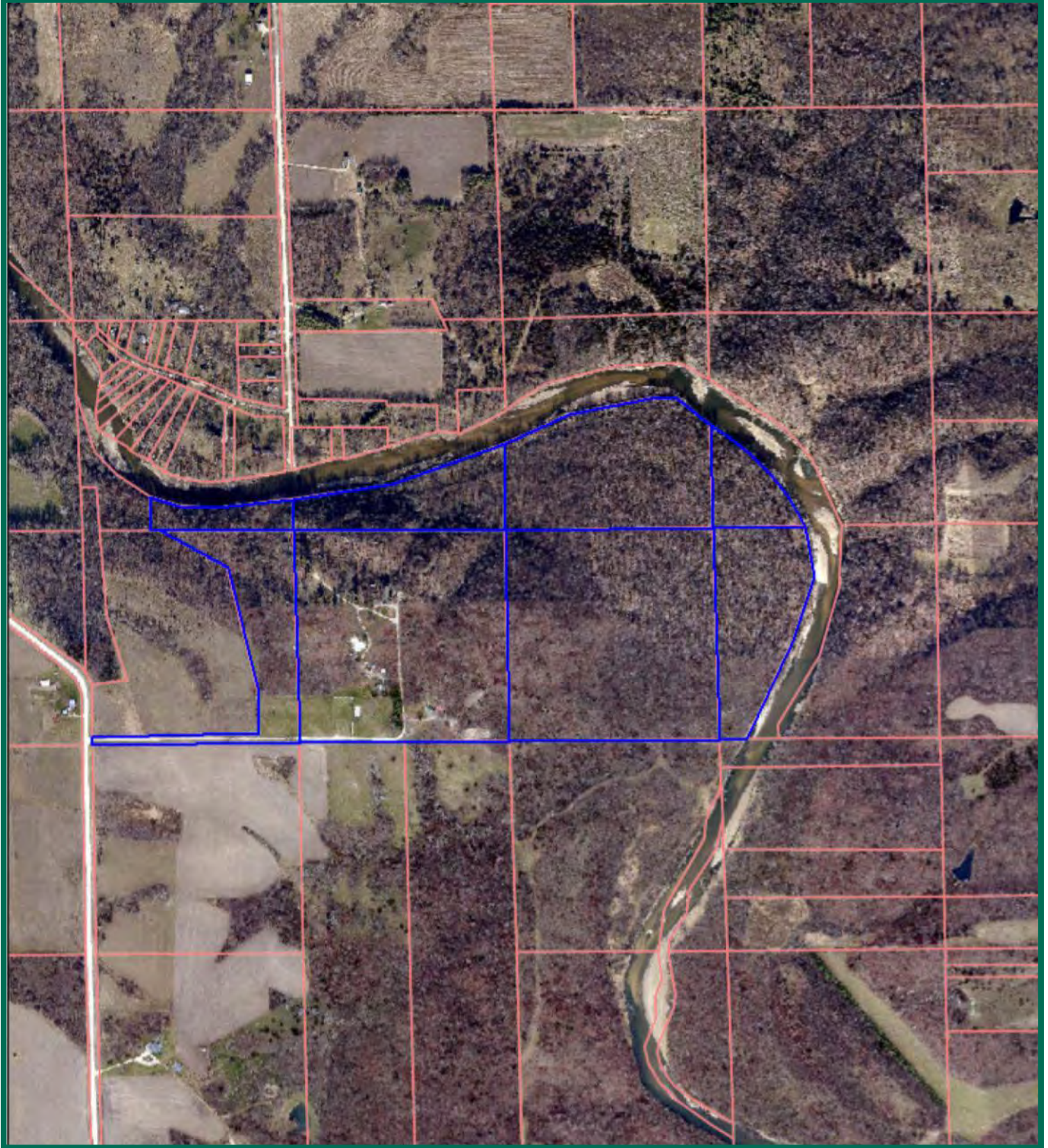
158 acres of woodland and prairie along the Wapsipinicon River, provides great opportunities for hiking, recreation, hunting, rustic dining lodge, swimming pool, arts and craft room, horse stable and riding rings. This is a rare opportunity to purchase a functioning camp for any group!

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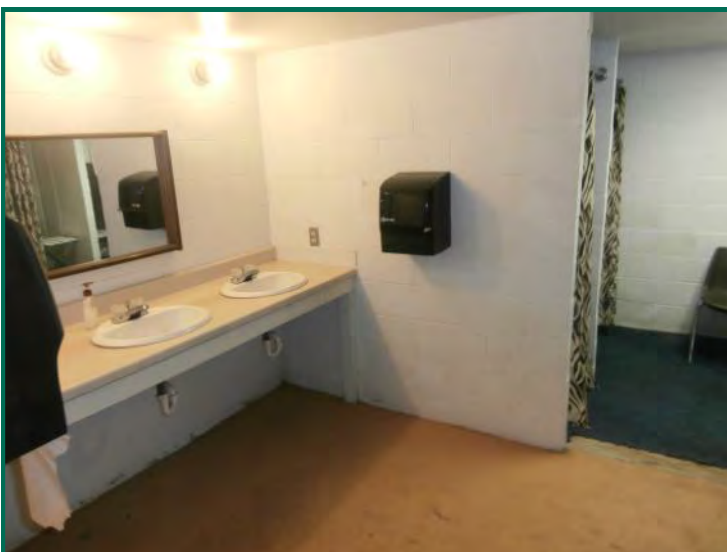


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