

Midwest Land Management

LAND

FOR SALE

O'Brien County, IA - Waterman Twp., Section 24

32.3 Acres Iowa Timber



Property Location: 1 mile north and 2½ miles west of Peterson, IA or 4½ miles south and east of Sutherland, IA on Waterman Blvd. (492nd Street).

Legal Description: Parcels A and B located in the Southeast Quarter of the Northwest Quarter (SE¼ NW¼) of Section Twenty-Four (24), Township Ninety-four (94) North, Range Thirty-Nine (39), West of the 5th P.M., O'Brien County, Iowa. Combined parcels contain 32.3 surveyed acres.

Hunting Land Description: This hunting/recreational property contains 32.3 acres of hardwood timber, fruit and cedar trees. The Lundgren property has been maintained and strategically managed to produce trophy whitetail deer. The open grass meadow on the lower-lying portion of the property provides an excellent area for food plots and recreational enjoyment. There are several strategically placed deer stands throughout the property that are included in the sale price.



Cabin & Outbuildings: The Lundgren property features a custom built 1½ story log cabin home. The log cabin is 24'x26' with covered front porch and upper deck that provide awesome views overlooking the property. The cabin has a new air-to-air heat pump which provides both heat and air conditioning. The cabin will be sold fully furnished. Two garage/storage sheds are located on the property. Garage 1 is 24'x24', heated, fully insulated and features a "man cave" for your hunting gear and lounging area. Garage 2 is 16'x16'. The cabin area of the property has been custom landscaped and has its own private well which provides water to the cabin.



Price: \$357,000

Real Estate Taxes: \$1,148

Possession: At Close

Todd and Lisa Lundgren, Owners

For More Information Call Ben Hollesen 712-253-5779

Midwest Land Management and Real Estate, Inc.

521 South Grand Avenue. • PO Box 909
Spencer, IA 51301

712-262-3110 • 800-952-2974

www.midwestlandmanagement.com

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Property information provided was obtained from sources deemed reliable, but the Broker or Seller makes no guarantees as to its accuracy. All prospective buyers are urged to fully inspect the property, its conditions and to rely on their own conclusions. All sketches, dimensions and acreage figures in this information are approximate or "more or less".



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