

# Wapello County Land for Sale

## 55th Street, Blakesburg, IA 52536

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40 Acres  
\$158,000



This property is secluded, has limited public access for encroachment and is surrounded by crop and timberland. Wapello County land in this area is known for producing quality whitetails on a regular basis and this property is no exception. Many quality Iowa hunting properties lack the income to help pay the bills; this property offers the best of both worlds with solid income and great Iowa whitetail and turkey hunting.

- 27 acres recently enrolled in CRP earning \$5271 annually until 9-30-2027
- Solid opportunity to purchase a small and affordable investment tract with opportunity to play as well
- Rolling hills seeded to native grasses and flowers mixed with heavy timber and draws offer excellent habitat and great hunting opportunity.
- Potential to lease out the hunting rights for additional return on investment.
- Secluded has limited public access for encroachment and is surrounding by crop and timberland.
- Taxes \$352 2017/18 Payable



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