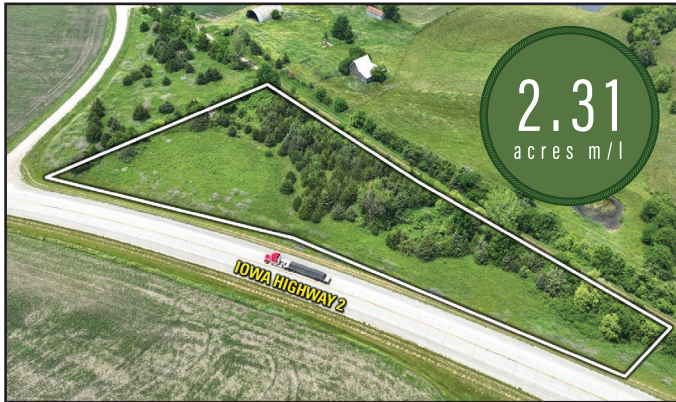


# RINGGOLD COUNTY, IOWA

building site available



**Peoples Company** is pleased to present a premier 2.31 surveyed acre building site located ten miles directly west of Interstate 35 at Decatur City, Iowa. Situated along the north side of Iowa Highway 2 and approximately one-mile northeast of Kellerton, Iowa, this unique property offers a great location for any in-state or out-of-state hunters wanting to set down roots in southern Iowa. The gently rolling topography of this Ringgold County, Iowa property provides natural drainage combined with a heavily wooded windbreak along the northern edge of the property fostering a great year-round environment for an exceptional building site location.

Improvements to this tract include available rural water service through Southern Iowa Rural Water District and electric service through Alliant Energy. Southern Iowa Rural Water has a 4" water line running along the north side of the property allowing for optimal water and quick hookup. There is an approved Iowa Department of Transportation access permit for a new driveway entrance into the property immediately off Iowa Highway 2. Please contact the Listing Agent for additional details.

Located within Zone 4 of Iowa's Nonresident Deer Hunting Zones, this area is known for Boone and Crockett trophy whitetails along with prominent rafters of turkey, bouquets of upland game birds, and a gaggle of geese. This property is located within a short distance of other prominent outdoor recreational areas for prime hunting, fishing, or birdwatching opportunities, including, but not limited to:

- 2 miles from **Kellerton Bird Conservation Area** (2,034 acres)
- 9 miles from **Sand Creek Wildlife Area** (3,751 acres)
- 10 miles from **Ringgold Wildlife Area** (2,710 acres)
- 12 miles from **Dekalb Wildlife Area** (2,247 acres)
- 14 miles from **Little River Public Hunting** (1,509 acres)
- 15 miles from **Mount Ayr Wildlife Area** (1,530 acres)
- 25 miles from **West Lake Wildlife Area** (209 acres)
- 30 miles from **Stephens State Forest - Lucas Unit** (1,207 acres), **Whitebreast Unit** (3,663 acres), and **Woodburn Unit** (2,119 acres)
- 30 miles from a few of Iowa's premier fishing lakes: **Three Mile Wildlife Area** (2,675 acres), **Twelve Mile Lake** (1,481 acres), and **Green Valley Lake** (1,175 acres).

The property is located within the Northeast Quarter of Section 2 in Athens Township in east-central Ringgold County, Iowa. Take advantage of this rare opportunity to own a building site to build your dream home or pole barn along a paved Iowa Highway 2 in the heart of southern Iowa's hunting capital.

#### Additional Info

Principals of the selling LLC's hold active real estate licenses in the State of Iowa.



**Doug Bear** | 515.745.3192  
Doug.Bear@PeoplesCompany.com  
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Scan the QR code  
for more info







12119 Stratford Drive  
Clive, IA 50325



PeoplesCompany.com

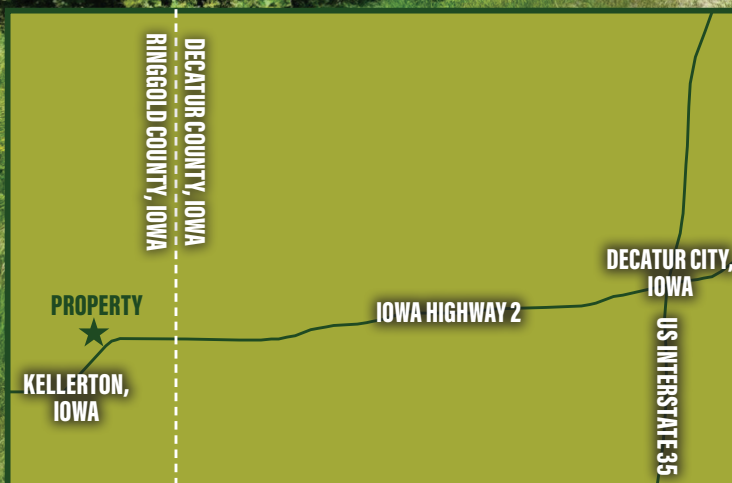


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# RINGGOLD COUNTY, IOWA

building site available



## ATTENTION ALL HUNTERS!

**From Kellerton, Iowa:** Travel northeast out of town for approximately one mile. The property is located on the north side of Iowa Highway 2. Look for the Peoples Company sign.

**From Decatur City, Iowa:** Travel west from the Interstate 35/ Iowa Highway 2 intersection for approximately 10.50 miles. The property is located on the north side of Iowa Highway 2. Look for the Peoples Company sign.



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