



FARM & REC

REAL ESTATE



LAND FOR SALE

83 +/- ACRES
WAYNE COUNTY, IA
CLAY TOWNSHIP

PRICE:
\$576,850 OR
\$6,950 PER ACRE



LAND OVERVIEW

83 +/- acres of pristine hardwoods situated along the Wayne/Decatur County line. Just 4 miles Southeast of Garden Grove, IA. Rare combination of complete seclusion and convenient accessibility, situated within a highly desirable neighborhood. Predominantly rolling ridges of hardwood timber, featuring a diverse mix of oaks, hickory, and scattered walnut that provides for excellent whitetail habitat. Ample water sources, including Steel Creek and one large pond. Area consistently produces B&C caliber deer, including a 193" gross typical harvested nearby last Fall. Off-grid cabin combined with several great options for building sites, with all utilities readily available. With a plentiful population of deer and turkeys, it checks all the boxes.

PROPERTY FEATURES

- 83 +/- Acres with deeded access off State Highway 2
- Timbered ridges of oaks, hickory, cedars and some walnuts
- Renowned area for whitetails
- Excellent habitat of timbered ridges
- Steel Creek runs along the western boundary
- Largest block of timber in the section
- UTV friendly roads through out
- Various building site options available
- Easily accessible, located off pavement
- Annual property taxes \$34
- Located 10 miles East of Leon, IA, on the North side of State Highway 2, at the T-intersection of 15th St. and State Highway 2

CONTACT US



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