

# ALLEN

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## REAL ESTATE

MONONA 563-539-4136 STRAWBERRY POINT 563-933-4411 GUTTENBERG 563-252-1144

## COMPANY, LLC. 241 ARC LANE/BOX 311 MONONA, IA 52159

Property Address: 30503 Buck Creek Lane, Garnavillo IA 52049

Legal Description: LOT 2 SW NE EXC LOTS 1 - 3 OF 2 AND LOT 3 SE NE 21-93-3 FR Price: \$165,000

Owner: Steven J Mehnert

Taxes: \$526/year

2-Bedrooms: Open Loft bedrooms

Cabin Built: 2004

Cabin Size: 16x32, 742 SF

Lot Size: 13.69 Acres m/l—596,336 SF

Heat: LP/Wood

Roof: Metal

Exterior: Log

Access: Easement through James M Kann land

Remarks: Are you looking for your own private land to hunt on and enjoy the outdoors? Well this property checks that box, as well as being in a very productive area in Iowa for whitetail bucks and turkey. Clayton County IA specifically has the world class genetics giving it the potential to produce top end mature Bucks year after year. This property has an entrance just off Buck Creek Road via an easement which has shared maintenance with 2 other property owners. This property offers areas for hunting blinds near key pinch points and natural travel corridors. The rolling terrane will give you countless hours of hiking, with some really neat natural rock platforms to relax on. Spending days or weeks at a time on this property can be enjoyed inside the cabin that has gas and wood stoves for heating. The Seller has also cut and stacked up a pile of fire wood that is sure to create some enjoyable evenings and story telling as you sit around and make memories. So, if you have been looking for an affordable turnkey recreational hunting property in NE Iowa, then look no further and set up your private showing today by calling 563-539-4136!



The following information, although believed to be accurate, is not guaranteed or warranted by the listing office.