

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: Beside 706 Dry Hollow Road, Waterville IA 52170

Legal Description: SE SE AND Part of SW SW

Price: \$325,000

Owner: Urell Family Trust

Taxes: TBD

Lot Size: 52 M/L ACRES, Survey needed to determine the exact amount

Directions: East of Rossville on Hwy 76. Turn South onto Dry Hollow Rd. Go about 0.7 miles and the property is to the West with access via an easement on a gravel driveway.

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. Allamakee County IA specifically has the world class genetics giving it the potential to produce top end mature Bucks year after year. This property offers areas for hunting blinds near key pinch points and natural travel corridors along with areas for planting food plots. There is a spring on the property along with a cattle building that is fenced in. The rest of the property is fenced as well except for the north end. There is an electrical pole on the property but you would need to have serviced hooked up. You would need to drill your own well if you would like to have water. There is 7.75 m/l acres of crop ground that is rented out for \$200/acre. This property has an entrance just off Dry Hollow Road via an easement. So, if you have been looking for an affordable turnkey recreational hunting property in NE Iowa or a place to build a new home, 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.