

# 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: Eagle Drive, McGregor IA 52157

Price: \$40,000

Legal Description: LOT 133 BREEZY POINTE II

Taxes: \$68/Year TBD

Owner: Blake J & Kiersten A Winter

HOA: \$500/Year

Lot Size: 1.27 m/l Acres/ TBD

Remarks: Escape to a premier homesite in the prestigious Breezy Pointe Subdivision. This rare, expansive parcel offers the ultimate blend of space and convenience just minutes from McGregor, Marquette & Monona or cross the bridge into Prairie du Chien WI. Whether you're dreaming of a sprawling estate or a modern retreat, the infrastructure is already in place with paved roads and the subdivision's private water and sewer treatment plant. Spend your mornings trout fishing at nearby Bloody Run and your afternoons exploring hundreds of acres of local state hunting land. It's more than a lot—it's the foundation for your lifestyle. Additional connecting lot offered for sale as well so make an offer for the entire package. Call today and lets get the process started 563-539-4136!



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