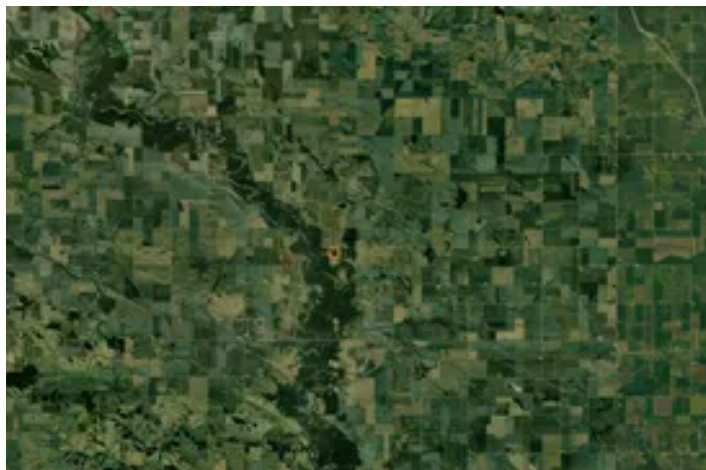


Clinton County, Iowa 40 Acres of Land for Sale
0000 215th St
Calamus, IA 52729

\$280,000
40± Acres
Clinton County



Clinton County, Iowa 40 Acres of Land for Sale Calamus, IA / Clinton County

SUMMARY

Address

0000 215th St

City, State Zip

Calamus, IA 52729

County

Clinton County

Type

Recreational Land, Hunting Land

Latitude / Longitude

41.86435 / -90.7937

Acreage

40

Price

\$280,000

Property Website

<https://landguys.com/property/clinton-county-iowa-40-acres-of-land-for-sale/clinton/iowa/97436/>



PROPERTY DESCRIPTION

40 Acres of Protected Iowa Habitat Built for Hunting, Wildlife, and Recreation.

Discover the perfect blend of seclusion, scenery, and outdoor opportunity on this premium 40-acre recreational tract located just north of Calamus. This property is situated within a floodplain and is enrolled in an FSA Wetlands Reserve Program (WRP) contract, which preserves the land for conservation purposes and does not allow residential or commercial construction.

The property features beautiful natural waterways, thick mature timber, and open areas that provide excellent habitat diversity. Dense bedding cover, sheltered timber corridors, and seasonal water sources support a strong population of whitetail deer, turkey, and small game, making this an outstanding hunting and wildlife property. Under the WRP program the new owners will be allowed to implement a percentage of open area into wildlife food plots this coming year, with FSA office approval.

A well-maintained entrance off 215th Street offers convenient, year-round access for trucks, trailers, and equipment. Whether you're managing habitat, setting stands, or enjoying a quiet recreational escape, the layout is highly functional and well suited for outdoor use. If you're looking for a high-quality recreational property focused on hunting, wildlife, and conservation-with excellent access and natural beauty-this 40-acre tract offers a rare and rewarding opportunity.

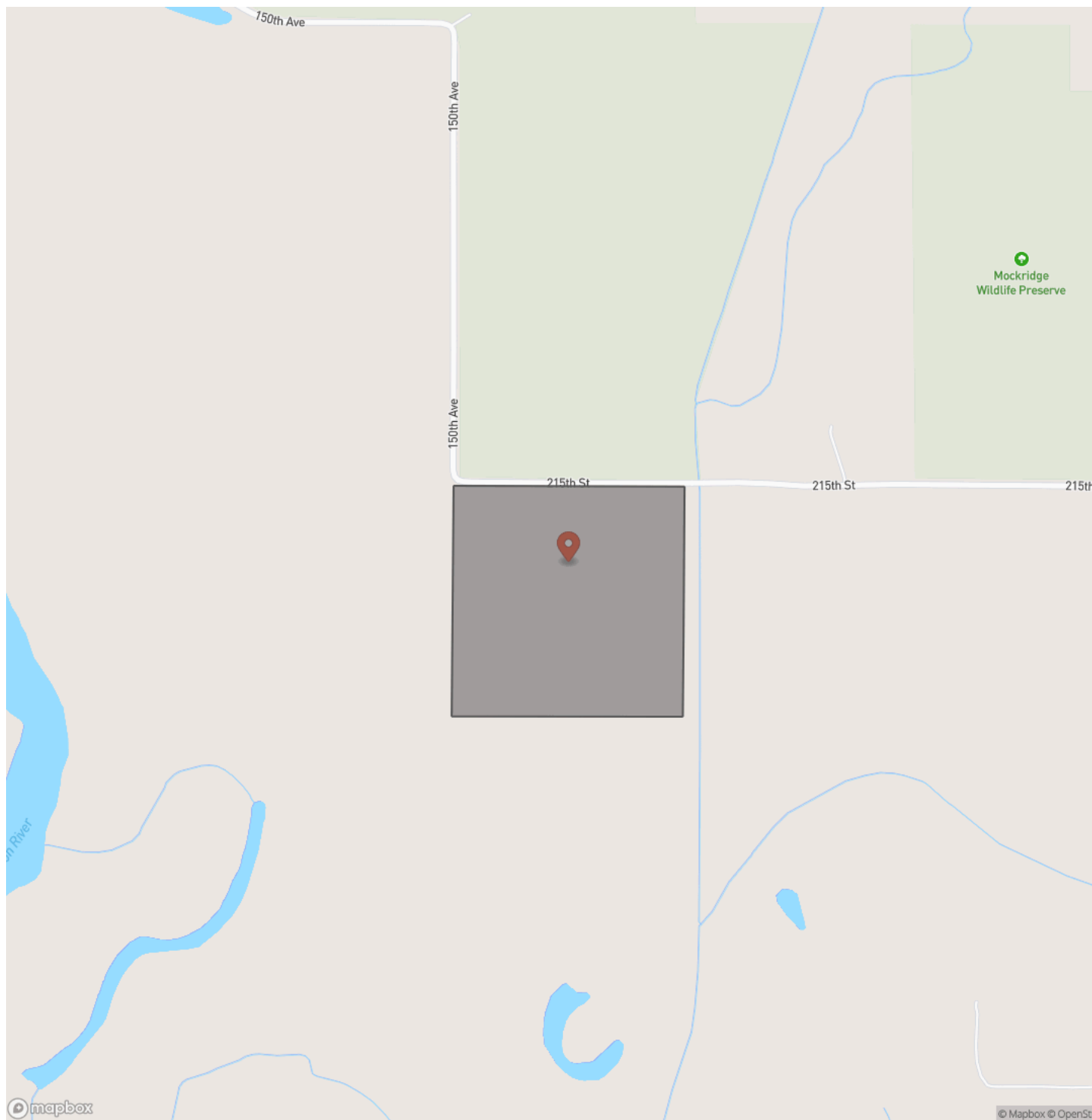
KEY FEATURES

- Secluded 40-acre recreational retreat near Calamus, IA
- Diverse habitat with timber, waterways, and open fields
- Abundant deer, turkey, and small game populations
- Easy year-round access from well-maintained entrance
- Expansion potential in the future

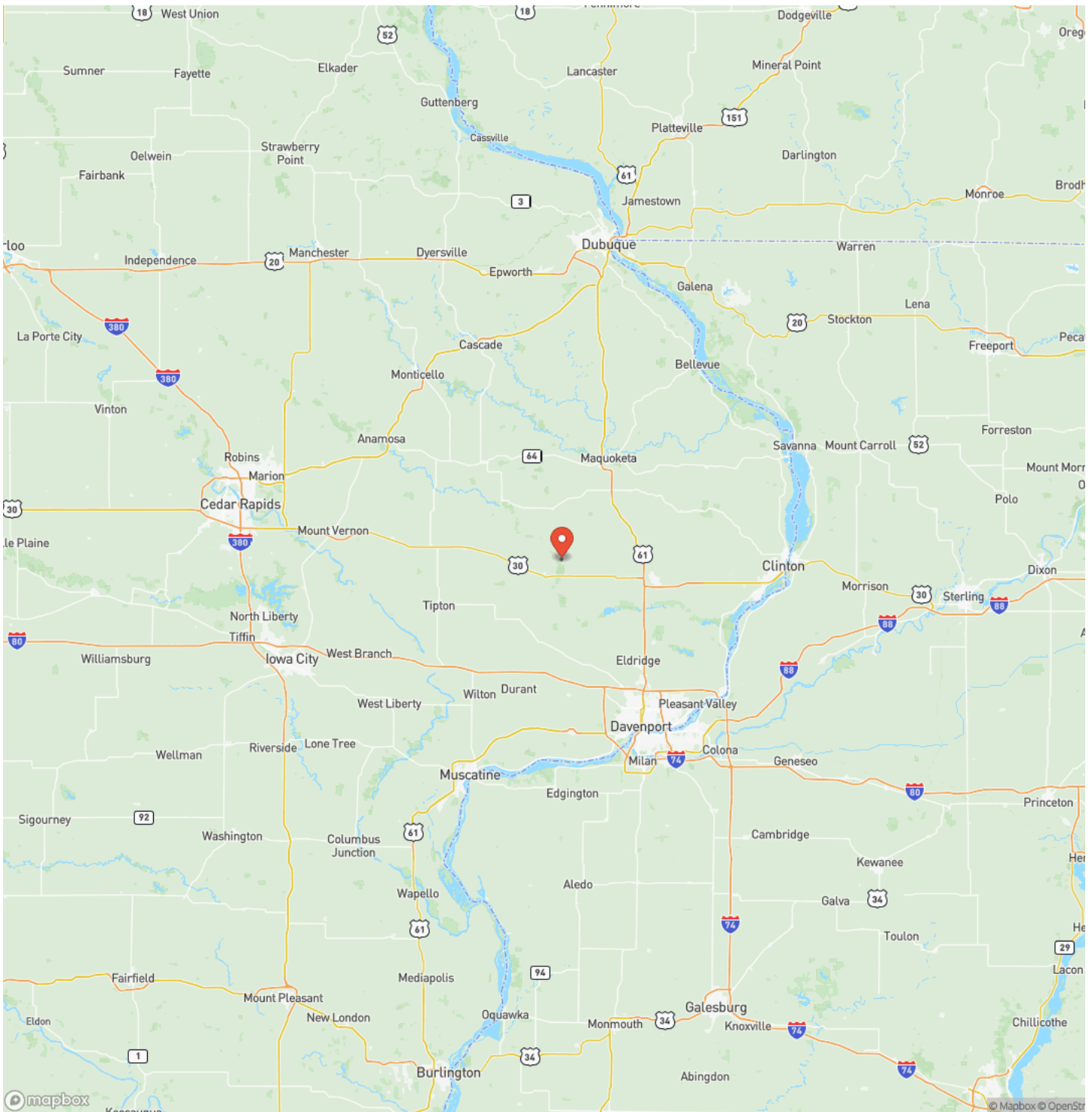
Clinton County, Iowa 40 Acres of Land for Sale
Calamus, IA / Clinton County



Locator Map



Locator Map



MORE INFO ONLINE:

www.landguys.com

Satellite Map



Clinton County, Iowa 40 Acres of Land for Sale Calamus, IA / Clinton County

LISTING REPRESENTATIVE

For more information contact:



Representative

David Little

Mobile

(660) 341-4156

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(660) 341-4156

Email

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Address

City / State / Zip

Norwalk, IA 50211

NOTES

[illegible]

This image shows a full page of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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