

Wapello County, Iowa 53 Acres of Land For Sale
0000 63rd Ave
Eldon, IA 52554

\$299,999
53± Acres
Wapello County



Wapello County, Iowa 53 Acres of Land For Sale Eldon, IA / Wapello County

SUMMARY

Address

0000 63rd Ave

City, State Zip

Eldon, IA 52554

County

Wapello County

Type

Recreational Land, Farms, Hunting Land

Latitude / Longitude

40.951819 / -92.279694

Acreage

53

Price

\$299,999

Property Website

<https://landguys.com/property/wapello-county-iowa-53-acres-of-land-for-sale-wapello-iowa/85421/>



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PROPERTY DESCRIPTION

Don't miss this rare chance to own a highly sought-after 53-acre parcel in Wapello County, Iowa. Whether you're looking for a premier hunting property, an excellent investment, or the perfect spot to build your dream home, this tract delivers.

Managed with care since 2016, this turnkey farm is fully set up for the upcoming hunting season. The property features 16.4 acres of tillable ground, including 12.9 acres enrolled in CRP, generating \$2,632.76 annually and boasting a CSR2 of 52.6. A diverse mix of mature oaks, cedar thickets, fruit trees, and dense cover provides ideal habitat for growing and holding mature whitetails.

Included in the sale are two tower blinds and several ladder stands, strategically placed throughout the property. With food plots already in place—including 3.5 acres of beans planted for the new owner—and the seller willing to plant additional green plots this fall, the setup is truly hunt-ready. The ridge-top fields offer excellent access, allowing you to slip in and out with minimal disturbance. Last year the was a 156 inch 12 pointer harvested from the farm with generic test showing an age class of 6.5 years of age!

This property hunts much larger than its 53-acre size, offering big potential in a manageable footprint. Utilities are available at the road, and a beautiful building site is ready for your future cabin or home. Located in the desirable Cardinal School District, this is also a great option for those looking to live close to nature without sacrificing convenience.

Seller of this property is a licensed Iowa Managing Broker

INCOME:

TILLABLE: 16.4 Acres

CRP: 12.9 Acres @ \$2,520.51

KEY FEATURES:

- +/-53 acres for sale Wapello County Iowa
- 12.9 acres of CRP paying 2520.51 annually
- Nice mixture of hardwoods, cedar thickets, native grasses
- Two tower blinds and ladder stands included
- Located near the Fox Hill management unit that oers public land hunting
- Cardinal School District

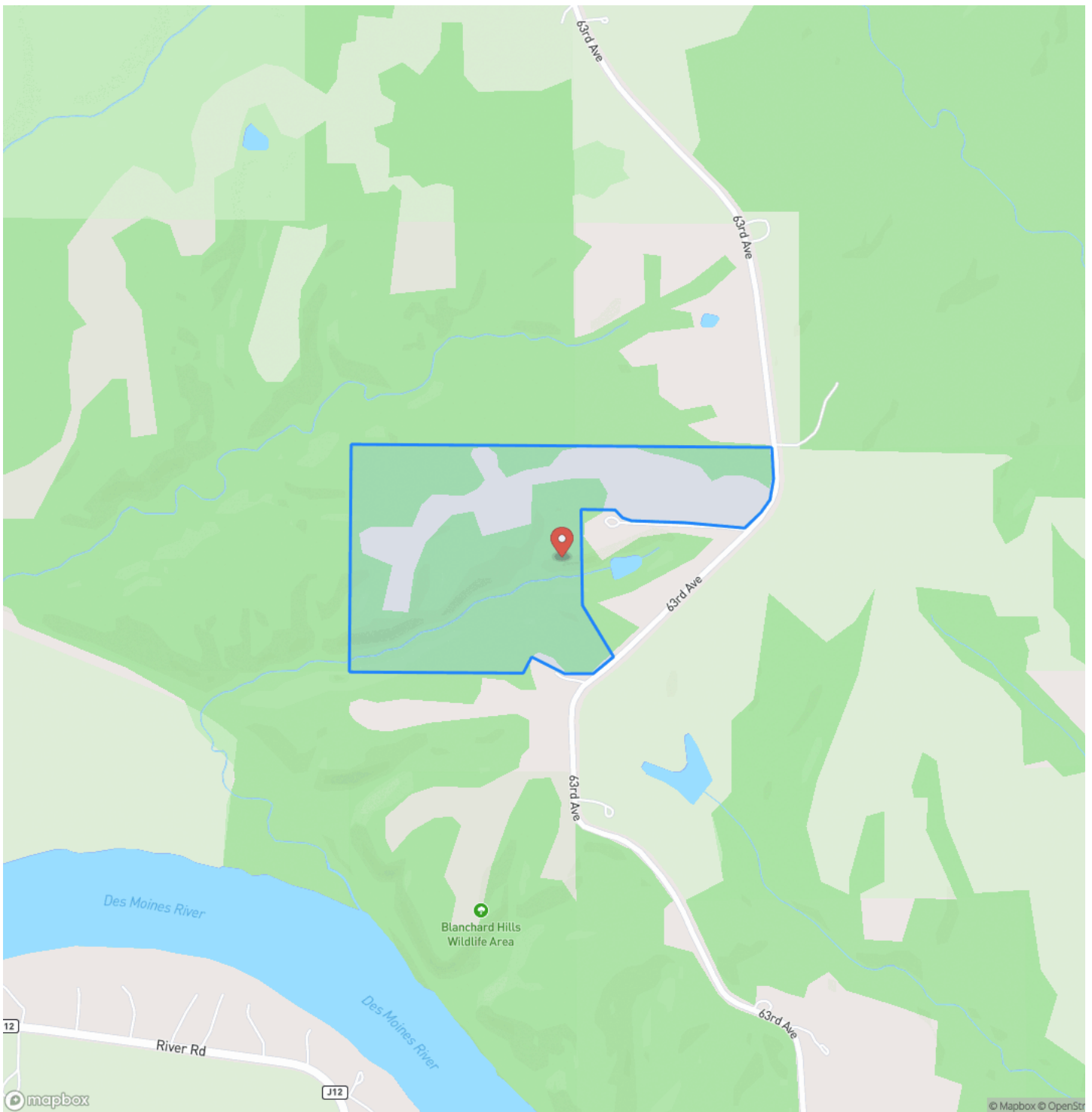
MORE INFO ONLINE:

www.landguys.com

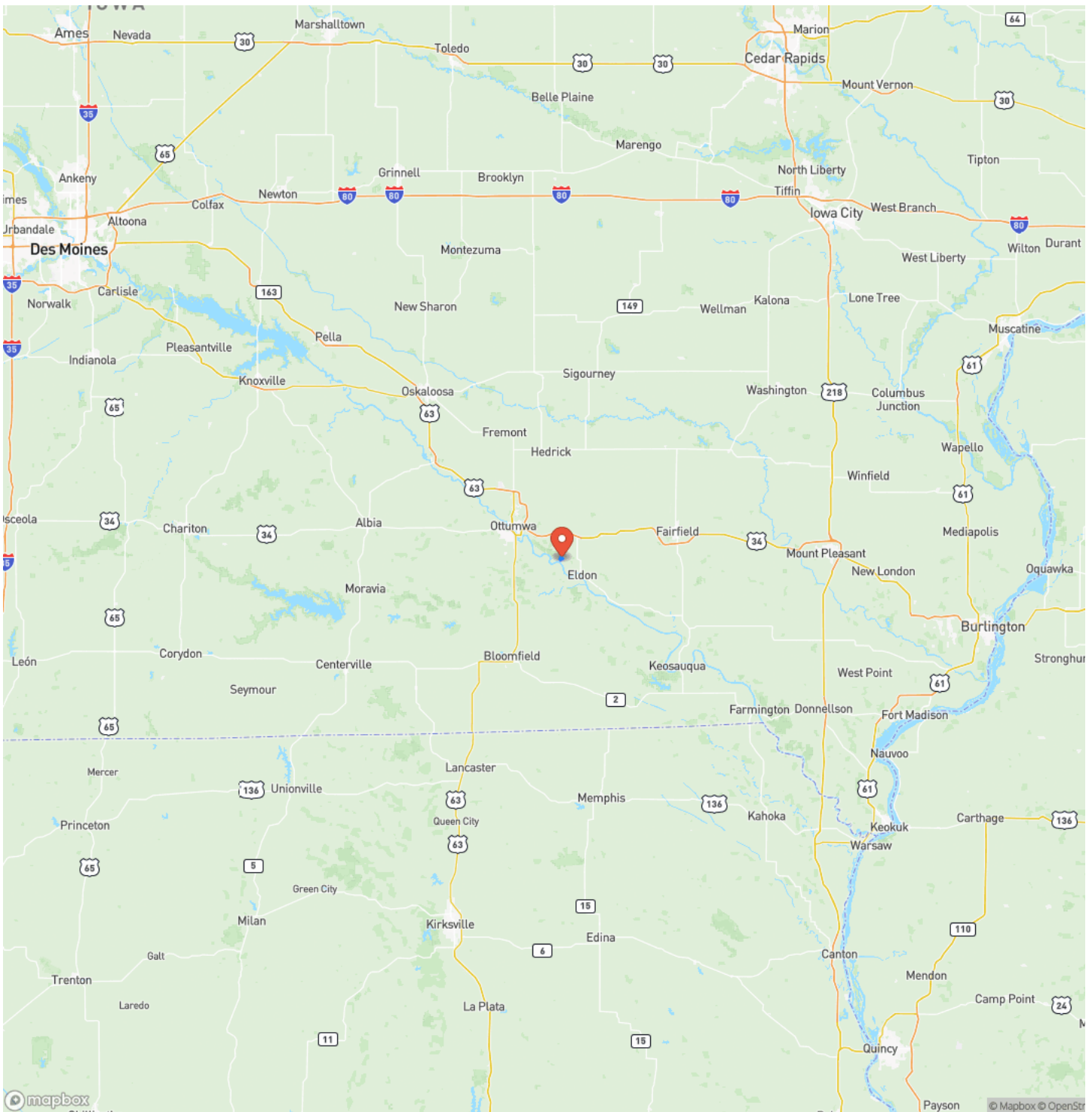
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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Danny Fane

Mobile

(518) 588-4497

Email

dfane@landguys.com

Address

City / State / Zip

NOTES

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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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