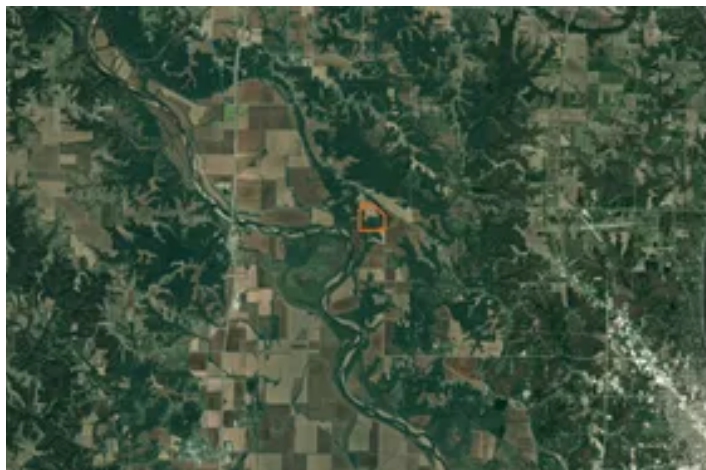


Lee County, Iowa 144.88 Acres of Land For Sale
00 175th Ave
Argyle, IA 52619

\$1,006,916
144.880± Acres
Lee County



Lee County, Iowa 144.88 Acres of Land For Sale

Argyle, IA / Lee County

SUMMARY

Address

00 175th Ave

City, State Zip

Argyle, IA 52619

County

Lee County

Type

Recreational Land, Hunting Land, Timberland

Latitude / Longitude

40.462491 / -91.515195

Acreage

144.880

Price

\$1,006,916

Property Website

<https://landguys.com/property/lee-county-iowa-144-88-acres-of-land-for-sale-lee-iowa/83724/>



Lee County, Iowa 144.88 Acres of Land For Sale

Argyle, IA / Lee County

PROPERTY DESCRIPTION

This is the kind of farm that checks all the boxes—income, access, habitat, and location. Situated just 7.5 miles northwest of Keokuk and only 15 minutes from both Illinois and Missouri, this 144.88-acre property offers ultimate seclusion with everything you need already in place.

You'll find approximately 38 acres of tillable ground and 14 acres enrolled in CRP, generating nearly \$10,000 annually. Multiple established food plots are strategically placed throughout the farm, and the timber trail system—designed like a spiderweb—makes access seamless from nearly any direction.

This area is known for its great deer genetics, and this farm is no exception. It's set up and ready to hunt with 3 box blinds, 3 feeders, and 5 Millennium ladder stands included in the sale.

Surrounded by a high-quality neighborhood, this is a rare opportunity to own a highly productive and well-managed piece of Southern Iowa ground.

INCOME:

38± acres of tillable ground.

14± acres enrolled in CRP.

Generates nearly \$10,000/year in income.

KEY FEATURES:

- 144.88 Surveyed Acres
- 38± acres of tillable ground
- 14± acres enrolled in CRP
- Generates nearly \$10,000/year in income
- Multiple established food plots
- Excellent deer genetics and hunting history
- 3 box blinds, 3 feeders, and 5 Millennium ladder stands included
- Extensive spiderweb-style timber trail system
- Ultimate seclusion and privacy
- Strong neighborhood
- Located 7.5 miles NW of Keokuk
- Just 15 minutes to Illinois or Missouri state lines

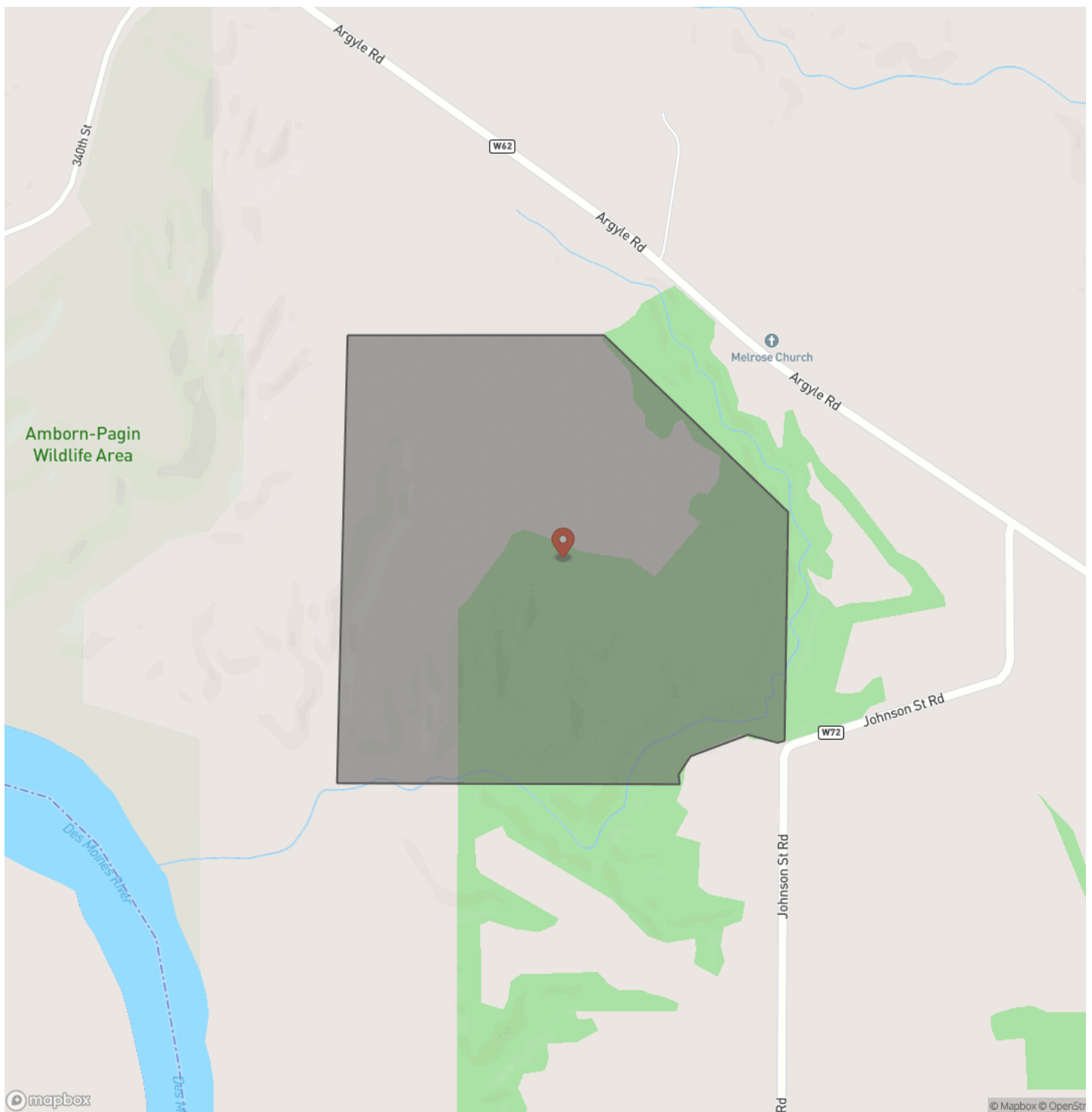
MORE INFO ONLINE:

www.landguys.com

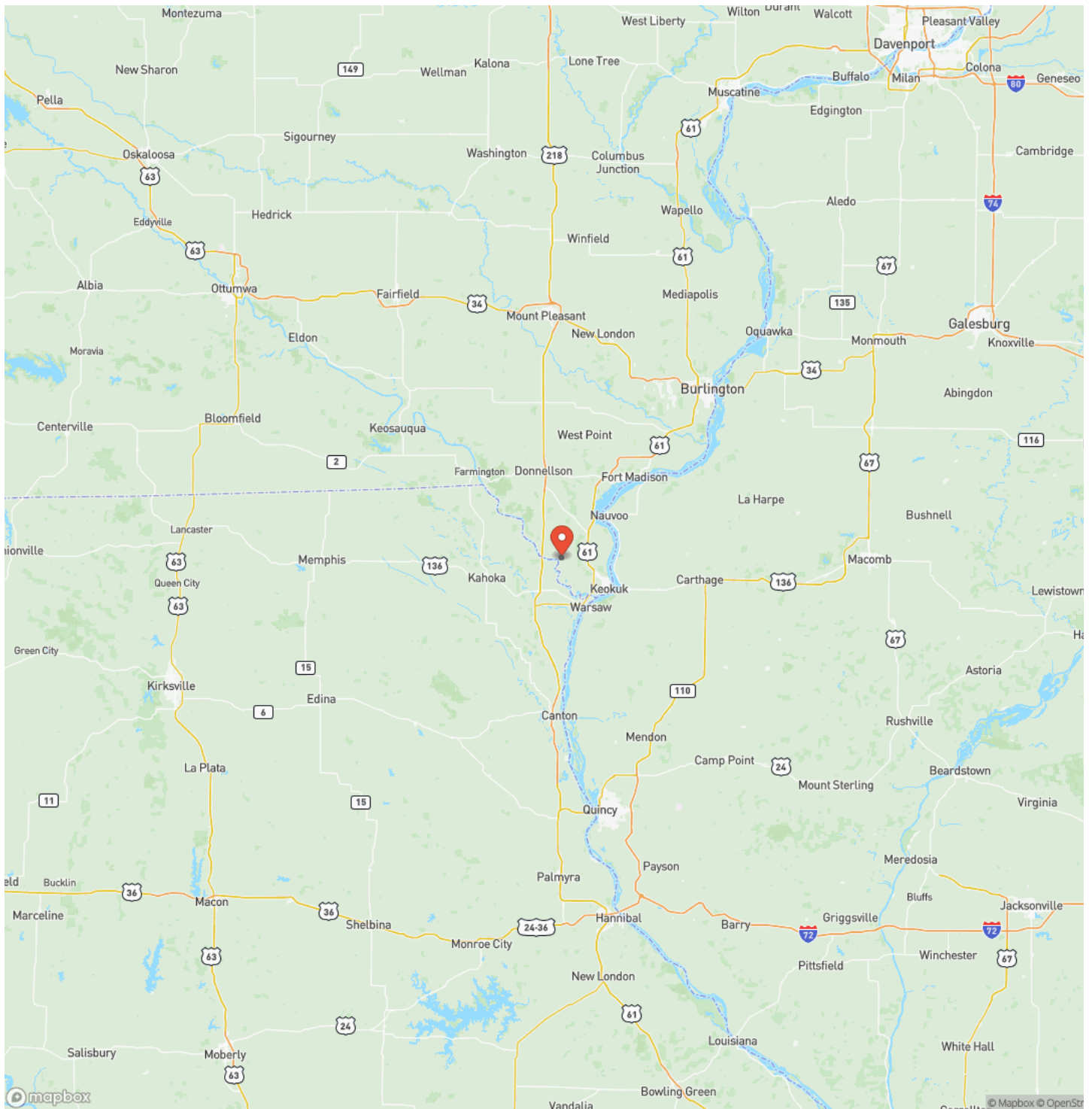
Lee County, Iowa 144.88 Acres of Land For Sale
Argyle, IA / Lee County



Locator Map



Locator Map



MORE INFO ONLINE:

www.landguys.com

Satellite Map



Lee County, Iowa 144.88 Acres of Land For Sale Argyle, IA / Lee County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jesse Stay

Mobile

(217) 779-2793

Email

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Address

City / State / Zip

NOTES

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DISCLAIMERS

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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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