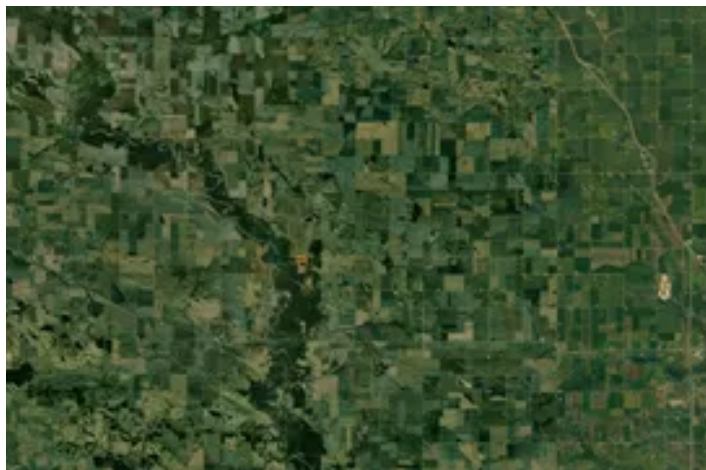


Clinton County, Iowa 23 Acres of Land for Sale
0000 215th St
Calamus, IA 52729

\$189,750
23± Acres
Clinton County



Clinton County, Iowa 23 Acres of Land for Sale Calamus, IA / Clinton County

SUMMARY

Address

0000 215th St

City, State Zip

Calamus, IA 52729

County

Clinton County

Type

Hunting Land, Recreational Land

Latitude / Longitude

41.864562 / -90.793675

Acreage

23

Price

\$189,750

Property Website

<https://landguys.com/property/clinton-county-iowa-23-acres-of-land-for-sale/clinton/iowa/94325/>



Clinton County, Iowa 23 Acres of Land for Sale Calamus, IA / Clinton County

PROPERTY DESCRIPTION

Prime 23-Acre Recreational Tract Just North of Calamus, IA

Discover the perfect blend of seclusion, scenery, and outdoor opportunity on this premium 23-acre parcel located just north of Calamus. Whether you're seeking a private hunting retreat, camping/RV site, or a highly usable recreational escape, this property checks every box.

Featuring beautiful natural waterways, thick mature timber, and open fields ideal for food plots, this tract offers exceptional habitat diversity. The property has an abundant population of whitetail deer, turkey, and small game, thanks to the dense bedding cover and sheltered timber corridor. A well-maintained entrance off 215th Street provides easy year-round approach for trucks, trailers, or equipment. Whether you're improving habitat, setting stands, or planning your next adventure, the layout supports it all. For the dedicated hunter or outdoor enthusiast, it's a dream setup.

An added bonus: there is potential to acquire additional acreage in the future, giving buyers a rare chance to expand their footprint and enhance long-term value.

If you've been waiting for a premium recreational property with great access, diverse terrain, abundant wildlife, and room to grow, this is the one. Your private Iowa retreat starts here.

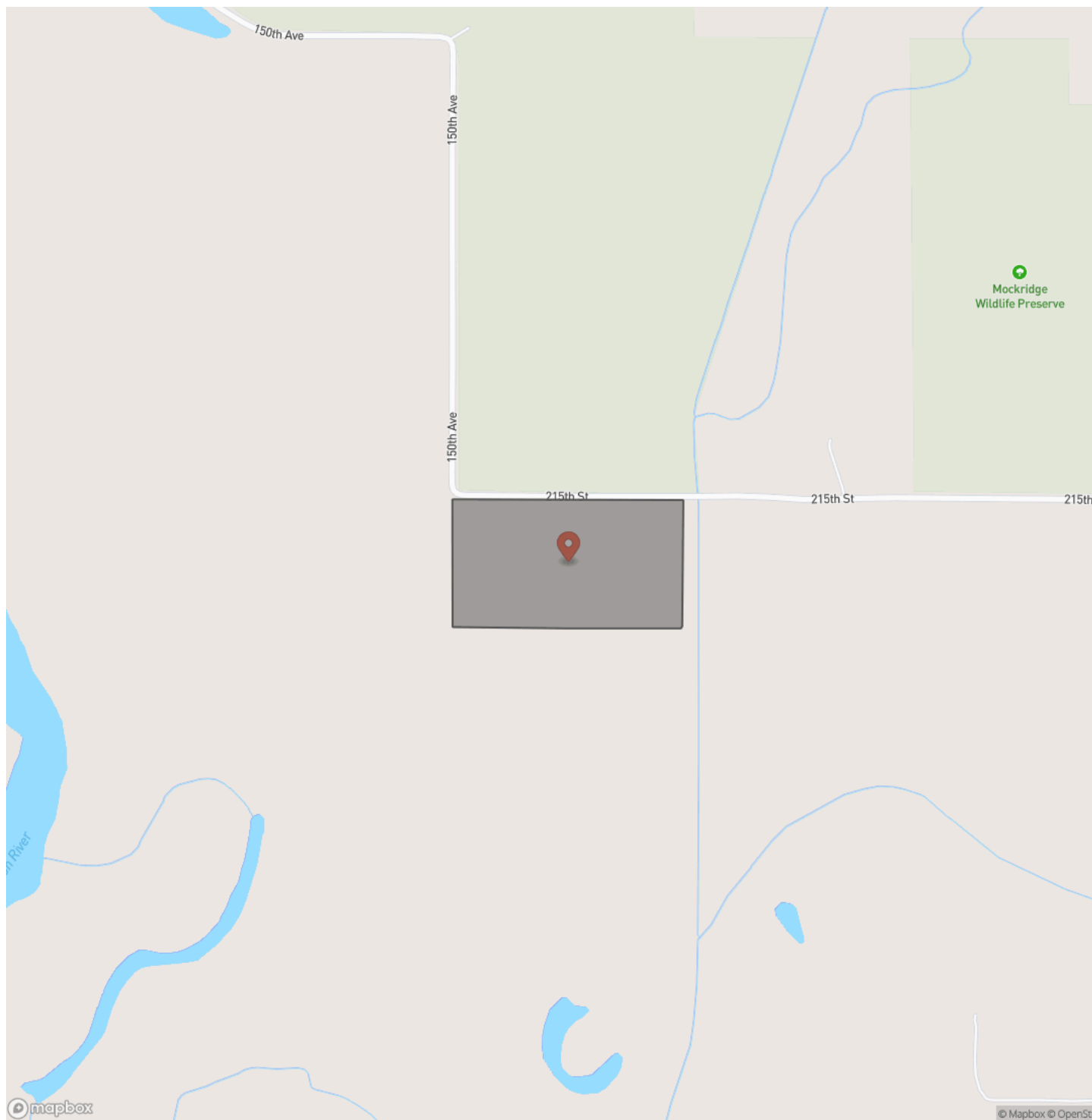
KEY FEATURES

- Secluded 23-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

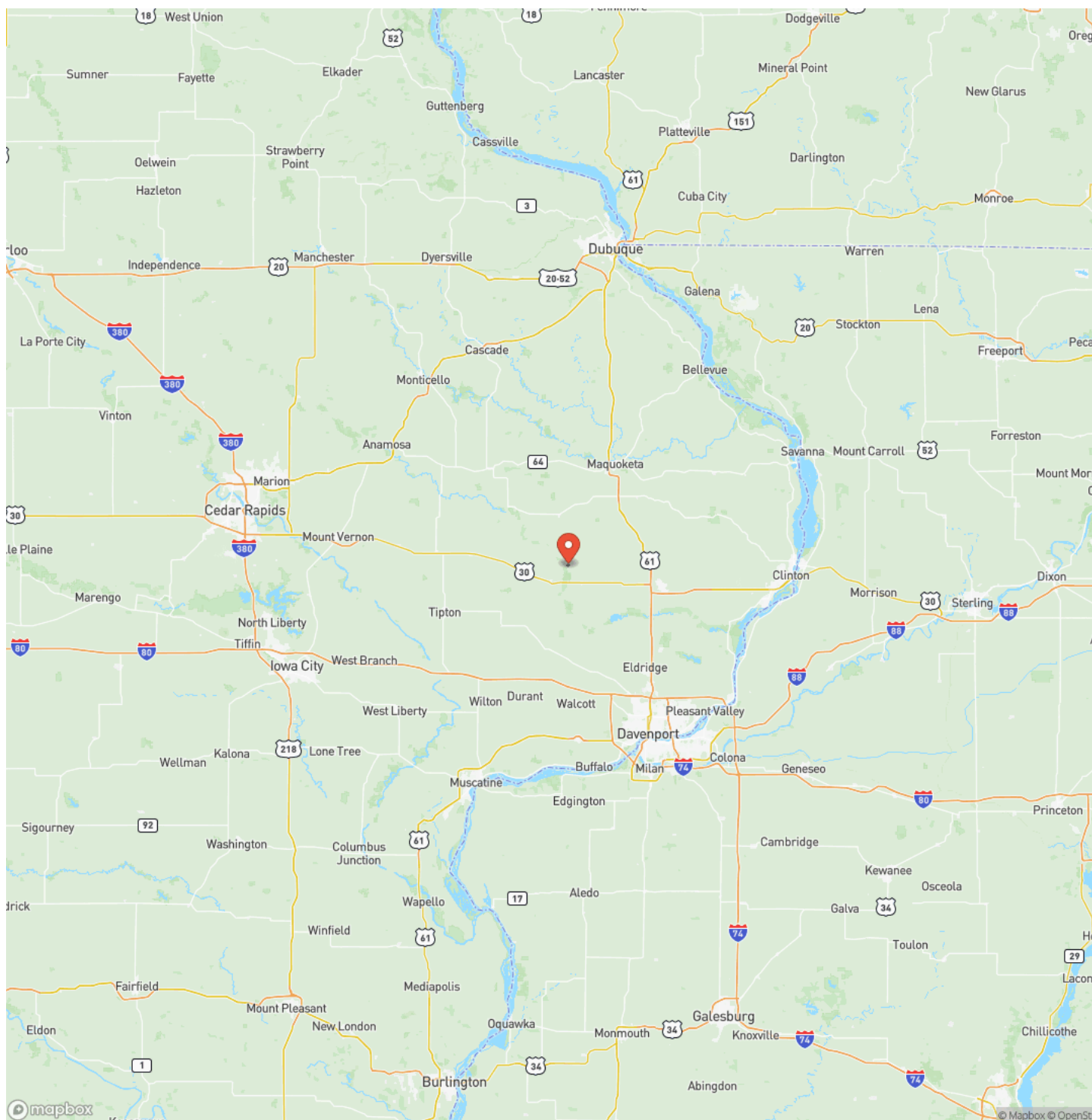
Clinton County, Iowa 23 Acres of Land for Sale
Calamus, IA / Clinton County



Locator Map



Locator Map



Satellite Map



Clinton County, Iowa 23 Acres of Land for Sale Calamus, IA / Clinton County

LISTING REPRESENTATIVE

For more information contact:



Representative

David Little

Mobile

(660) 341-4156

Office

(660) 341-4156

Email

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Address

City / State / Zip

Norwalk, IA 50211

NOTES

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

[illegible]

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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