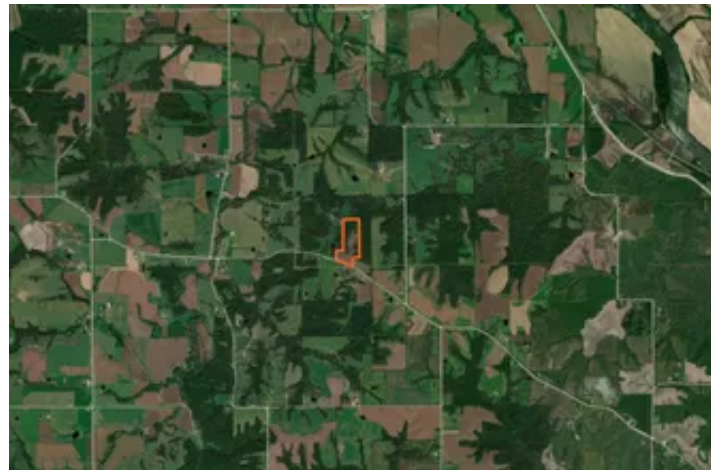


Wapello County, Iowa 25 Acres of Land For Sale
00 Whiskey Ridge Road
Ottumwa, IA 52501

\$156,250
25± Acres
Wapello County



Wapello County, Iowa 25 Acres of Land For Sale Ottumwa, IA / Wapello County

SUMMARY

Address

00 Whiskey Ridge Road

City, State Zip

Ottumwa, IA 52501

County

Wapello County

Type

Recreational Land, Farms, Hunting Land

Latitude / Longitude

41.054821 / -92.54718

Acreage

25

Price

\$156,250

Property Website

<https://landguys.com/property/wapello-county-iowa-25-acres-of-land-for-sale-wapello-iowa/76673/>



Wapello County, Iowa 25 Acres of Land For Sale Ottumwa, IA / Wapello County

PROPERTY DESCRIPTION

(SALE PENDING)-Situated just 10 minutes outside of Ottumwa, this 25-acre property offers the perfect blend of convenience and country living. With 8 acres of freshly established alfalfa, this acreage is an ideal setting for grazing animals, making it a fantastic option for those looking to hobby farm or raise livestock. For those passionate about hunting, this land offers an ideal setting for a food plot, attracting an abundance of deer and wildlife year-round. The property features excellent cover for wildlife, particularly whitetail deer, in an area known for its management-minded approach to hunting. Perfect for those looking to establish a hunting haven. The land features several flat and elevated sites, perfect for building your dream home, with utilities already available to simplify the construction process. This acreage offers a rare combination of agricultural potential, excellent hunting opportunities, and a prime location for building your country home. Whether you're a hunter, hobby farmer, or simply seeking a quiet rural retreat, this property provides the perfect canvas for your dreams

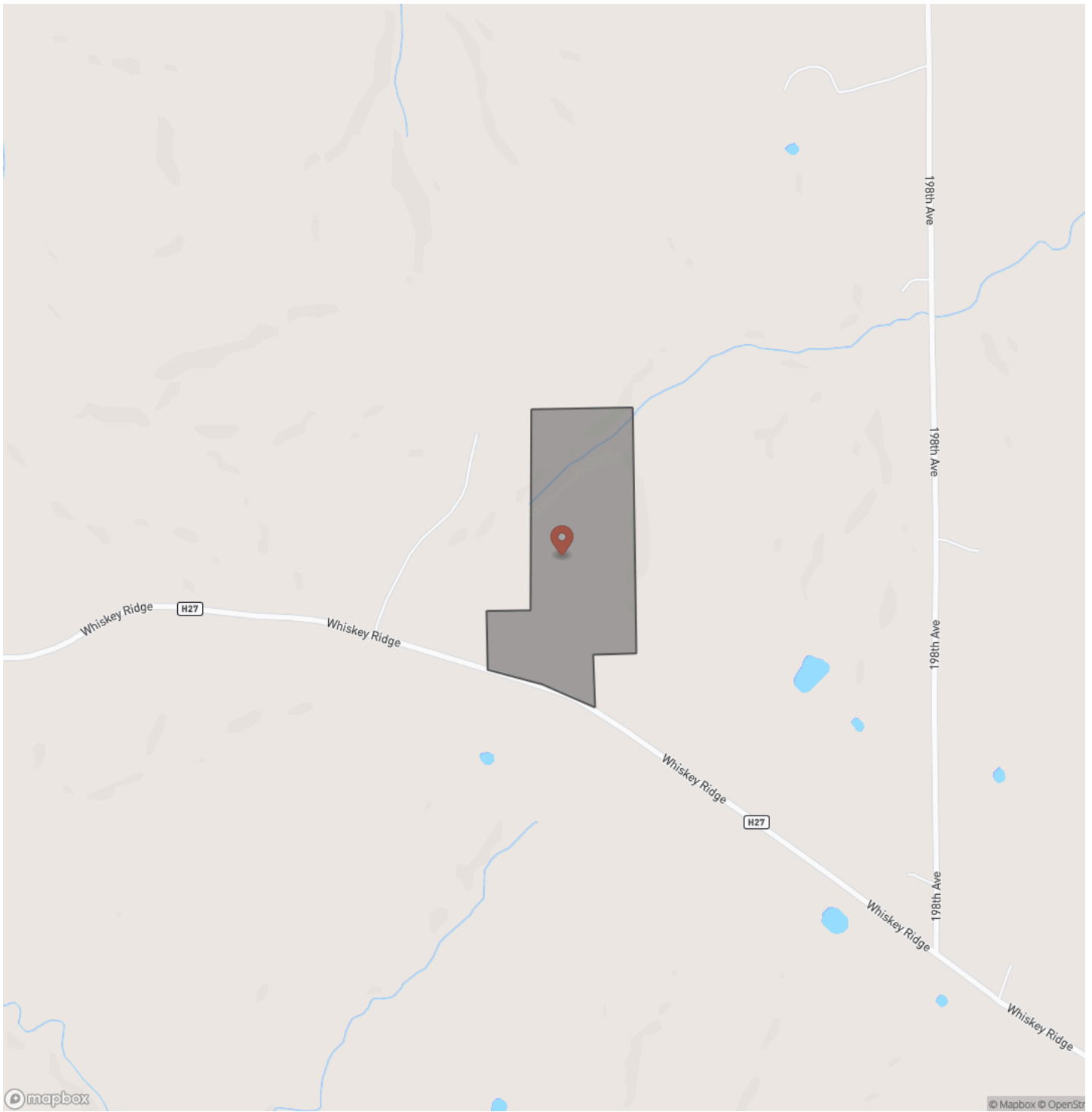
KEY FEATURES

- Freshly established alfalfa field
- 61 CSR 2
- Recreational paradise
- Prime wildlife habitat
- Peaceful, private location
- Management mind neighborhood
- Utilities available

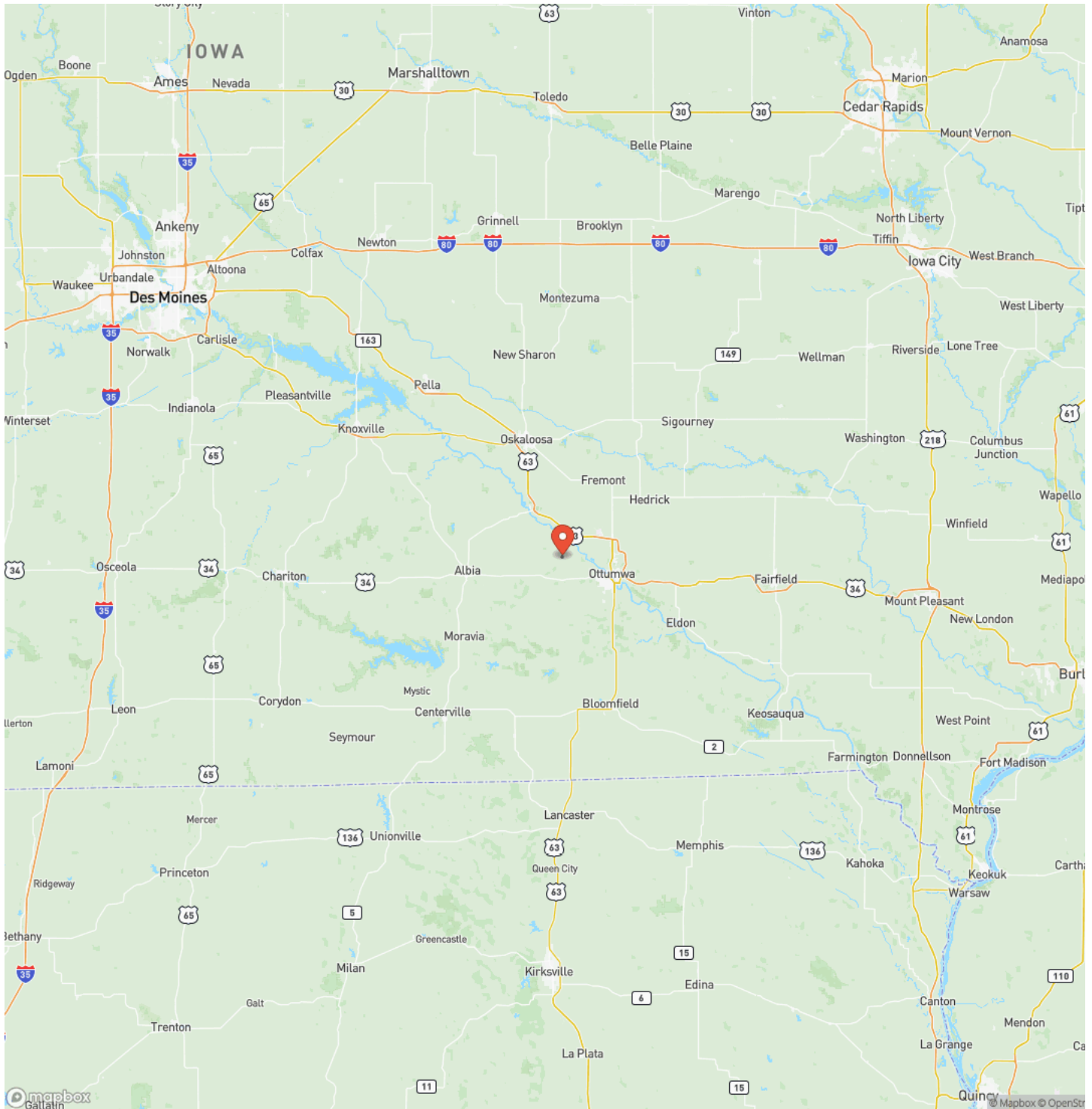
**Wapello County, Iowa 25 Acres of Land For Sale
Ottumwa, IA / Wapello County**



Locator Map



Locator Map



MORE INFO ONLINE:

www.landguys.com

Satellite Map



**Wapello County, Iowa 25 Acres of Land For Sale
Ottumwa, IA / Wapello County**

LISTING REPRESENTATIVE
For more information contact:

Representative
Danny Fane

Mobile
(518) 588-4497

Email
dfane@landguys.com

Address

City / State / Zip
Ottumwa, IA 52501



NOTES

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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