



A Rare Purchase Opportunity

PLEASANT VALLEY RANCH

Contact

TRAVIS SMOCK: 319.361.8089

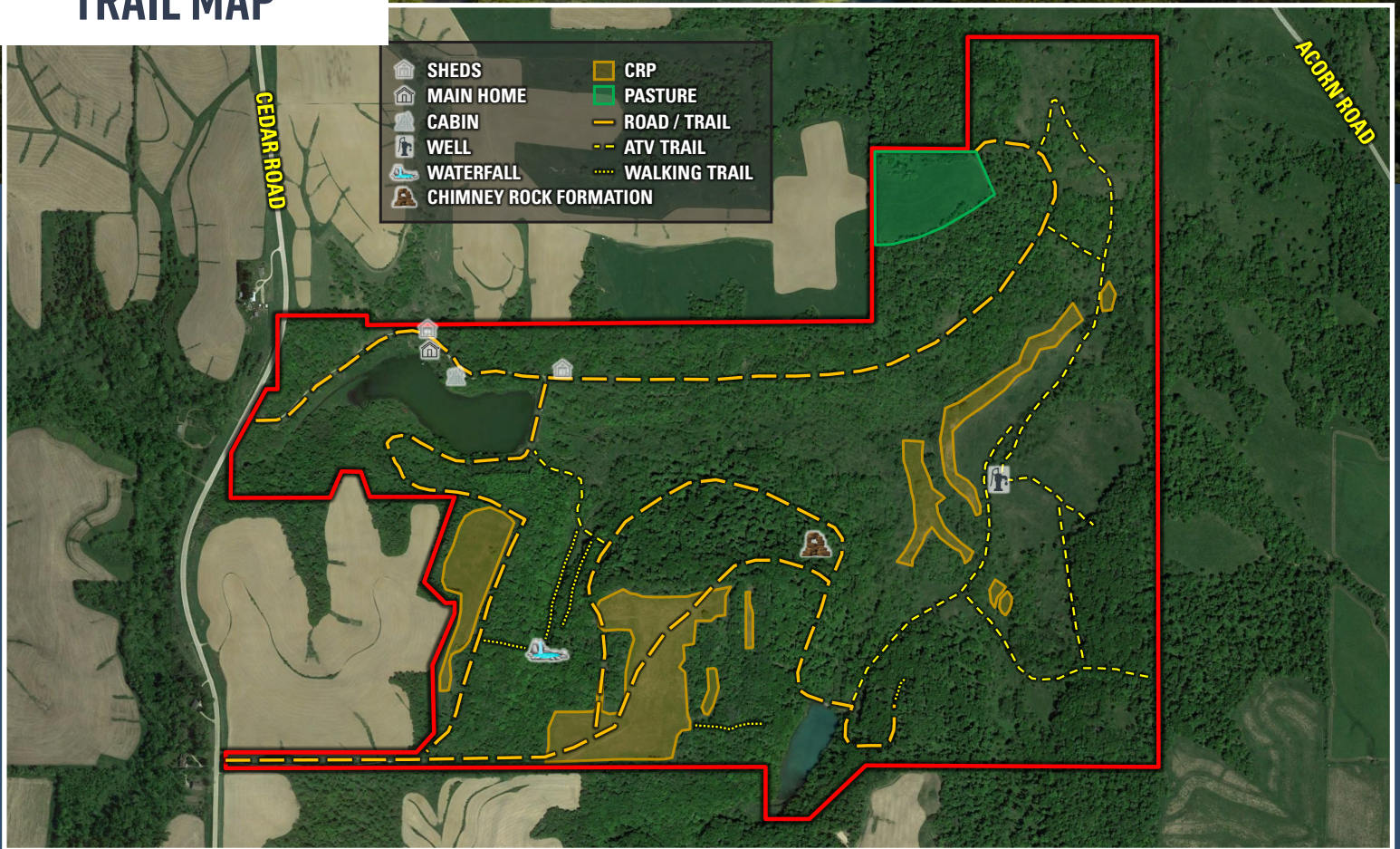
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495 ACRES M/L
FAYETTE COUNTY, IOWA

A Rare Purchase Opportunity.

PLEASANT VALLEY RANCH

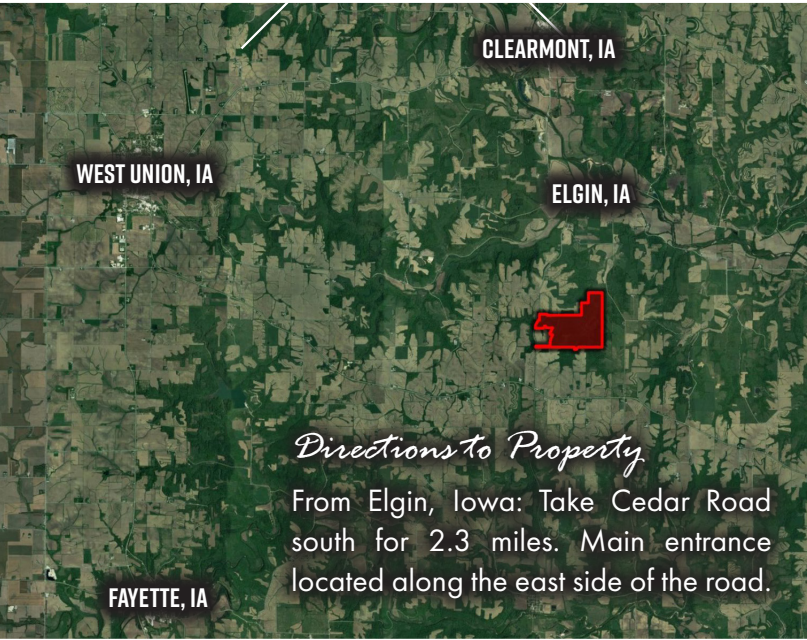
TRAIL MAP





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PLEASANT VALLEY RANCH



Directions to Property

From Elgin, Iowa: Take Cedar Road south for 2.3 miles. Main entrance located along the east side of the road.

About the Property

Unparalleled opportunity to own one of the most unique recreational properties in Iowa! Pleasant Valley Ranch is a 495 acre m/l nature preserve that features nearly 400 acres of standing timber, two lakes, multiple natural springs, a beautiful waterfall, amazing natural rock formations, and a multitude of ecosystems. Located in the heart of northeast Iowa near Elgin, this farm is home to all types of wildlife including whitetail deer, eagles, heron, songbirds, geese, ducks, turkey, pheasant, red fox, and many others. The lakes are stocked with largemouth bass, bluegills and green sunfish and the woods are full of harvestable foods such as morel mushrooms, summertime grapes, strawberries, raspberries, blackberries, and apples.

A nearly 2000 square foot estate cottage which sleeps 8-10 and was completely remodeled in the mid 1990's overlooks the nearly 14 acre main lake. There is an additional A-frame cabin along the lake and a large garage/shop/office as well as a pole barn to store the included recreational and maintenance equipment. The property is located in Great River Road country which features gorgeous drives for motorcycling and sightseeing, rivers for kayaking, parks for camping & picnics, and lovely small communities with unique restaurants, shops, art, and year round festivals, music, and other activities. Included with the farm are multiple recreational and maintenance items such as a John Deere tractor and batwing mower, a John Deere riding mower, a Polaris Ranger, a flat bottom boat, and a pontoon.

In addition to world class hunting, the farm offers something for everyone with nearly six miles of internal trails ranging from navigable by truck to remote hiking paths to view the secluded waterfall and multiple rock formations. There are countless camping and building sites located across the property with an endless supply of amazing views. The entire farm was once planned as a destination lake development names Swiss Lakes Estates with plans for over 5 miles of shoreline. There are nearly \$500,000 worth of harvestable hardwood trees on the property and a strict forest management plan has been in place since the current owners took possession of the property in the mid 1970's. Ongoing income is provided by 43.92 acres currently enrolled into CRP programs paying \$6,979 annually. An additional 9 acres m/l is currently rented as pasture. Internal fencing throughout the property could open large portions up to added pasture income.

Don't miss the once in a lifetime opportunity to own a farm of this quality!

For more information visit
PLEASANTVALLEYRANCH.INFO



495
ACRES M/L

Fayette County, Iowa



Property Address **19976 CEDAR ROAD | ELGIN, IOWA 52141**

Price **\$2,750,000**



Est. Net Taxes \$2,628

Listing #14992

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