

LISTING #18556

BUCHANAN COUNTY, IA

64.05 Acres M/L

Recreational Land

TRAVIS SMOCK | LAND AGENT
IA LIC S62642000

319.361.8089

Travis.Smock@PeoplesCompany.com

PROPERTY INFORMATION

Peoples Company is pleased to present **64.05 acres m/l** of beautiful recreational land located just southeast of Winthrop in Buchanan County, Iowa.

This diverse property offers a unique combination of timber, open areas, and a year-round water source with Buffalo Creek winding through the land. The creek and surrounding habitat create an ideal environment for deer, turkey, upland birds, and other native fauna, making it an excellent opportunity for hunting, wildlife observation, and outdoor recreation. Income is provided by a CP22 Riparian Buffer CRP contract that pays **\$2,103** annually and expires in 2032.

In addition to the 23.95 acres enrolled into CRP, there are 5.36 FSA cropland acres in an open field that could be leased, farmed, or planted to an ideal food plot area.

Situated just south of Highway 20 along paved Buffalo Creek Boulevard, this property provides easy access to public amenities while offering all of the elements that outdoor enthusiasts value. Whether you're looking for a hunting retreat, a weekend getaway spot, an area to build a trail system, or a scenic piece of land to enjoy year-round, this Buchanan County tract is worth a closer look.

Smaller recreational tracts along pavement with food, water, and shelter for wildlife are hard to come by. Don't miss the chance to make this one yours. The property is located in Sections 6 & 7 of Middlefield Township, Buchanan County, Iowa.

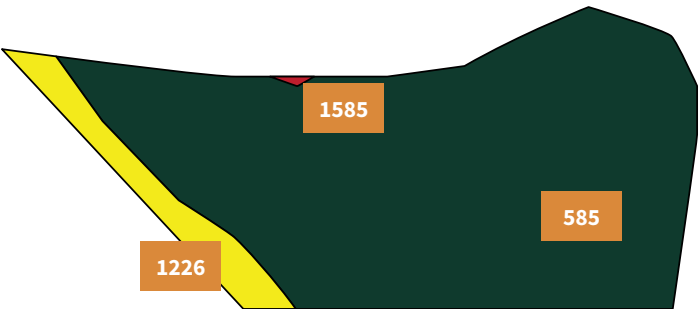


DIRECTIONS

From Winthrop: Head east on 220th Street for 1/2 mile until you get to Buffalo Creek Boulevard. Turn right and head south on Buffalo Creek Boulevard for 1 mile. The farm will be on the east side of the road, located on the north and south sides of 228th Street.



Listing #18556
Price: \$320,300



CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
585	Coland-Spillville complex	4.94	92.15 %	70
1226	Lawler loam	0.41	7.66 %	59
1585	Spillville-Coland complex	0.01	0.19 %	22
Average			69.1	





2300 Swan Lake Boulevard
Suite 300
Independence, IA 50644



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**SCAN TO VIEW
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ONLINE!**



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