



Land For Sale

TRI COUNTY BRIDGE ROAD SE | LONE TREE, IA 52755

Versatile tract offering income, recreation, and future building potential. Located just north of the Iowa River, 10 minutes from Lone Tree and under 30 minutes to Iowa City. Includes 35.23 FSA tillable acres enrolled in CRP, generating \$7,637.86 annually through 2036 (\$216.80/acre). Approximately 3 acres are dedicated to wildlife food plots. CSR2 of 48.1. Potential to return acres to production. Excellent recreational value with strong populations of pheasants, turkeys, and whitetail deer. A slough connected to the Iowa River provides outstanding waterfowl habitat with heavy seasonal duck and goose activity. Ideal for investors, hunters, or a scenic homesite.



**Buyers should verify building eligibility with Johnson County Planning & Zoning.*



Directions

From Lone Tree, IA: Head south on County Road X14 and then in 2 miles turn right heading West on 660th Street SE. 1 1/2 mile turn left onto Utah Ave SE. After 1 mile turn left onto Tri County Bridge Rd SE. The property will be on the right hand side in three quarters of a mile.

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