

LAND FOR

SALE 12.45 ACRES M/L LEE COUNTY, IA

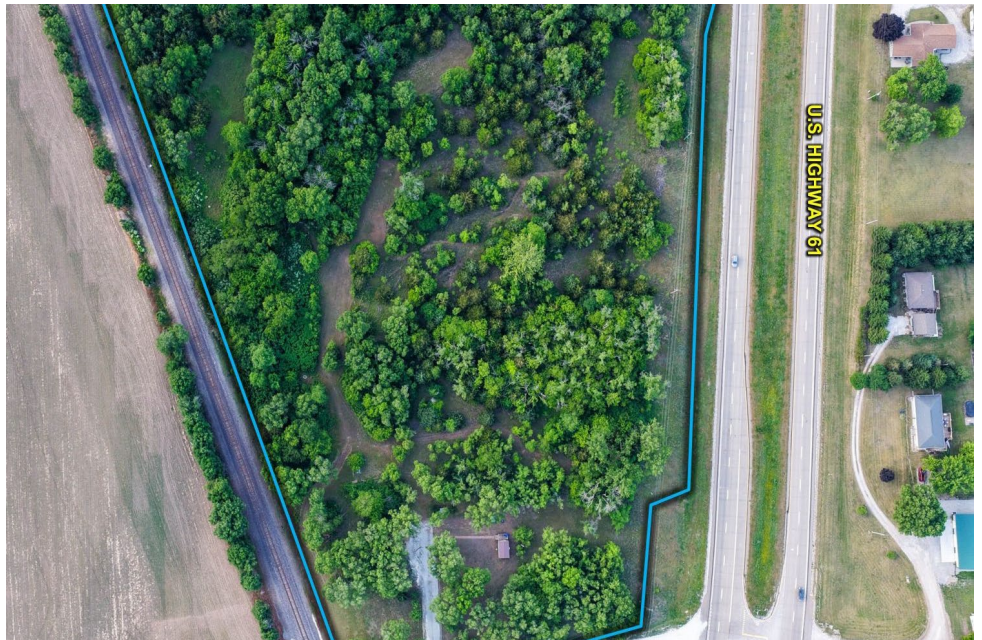
LISTING #19480

PRICE: \$215,000

DESCRIPTION: Peoples Company is pleased to present a truly unique recreational and investment opportunity on 12.45 acres m/l in Lee County, Iowa. Offered by Ten Acre Hunting Club, LLC, this property proves that exceptional hunting and income-producing potential do not require hundreds of acres. These diverse acres have consistently produced memorable hunts and attract mature whitetail deer year after year. Trail camera photos tell the story: this overlooked pocket of habitat serves as a natural funnel during the rut, creating frequent deer movement and outstanding opportunities in a highly manageable setting.

At the heart of the property sits a well-maintained cabin that serves as the perfect hunting basecamp or weekend retreat. Whether you're planning your next hunt, escaping a passing rain shower, or positioning yourself for a pre-dawn walk to the stand, the cabin offers comfort and convenience in a peaceful setting. The 240-square-foot cabin features a private bedroom, three-quarter bathroom, kitchen and living area, heating and cooling, internet service, television, refrigerator, & stove.

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