

LAND AVAILABLE:



Lee County



HILLCREST

Haven

328 ACRES

M/L

PEOPLES COMPANY . COM
LISTING #15137



HILLCREST *Haven*

**PEOPLES COMPANY IS PLEASED TO PRESENT
HILLCREST HAVEN, A RARE OPPORTUNITY TO
PURCHASE A ONE OF A KIND PROPERTY IN THE
PICTURESQUE HILLS OF LEE COUNTY, IOWA.**

Whether you are looking for that perfect place to call home, a secluded weekend getaway, or a year-round recreational property, this may be the one that you've been searching for.

The property features a luxurious 2,903 SF custom-built home with log siding overlooking a four-acre stocked pond surrounded by 328 acres m/l of timber and farmland at the end of a private, dead-end road.





HUNTING

This secluded property is home to many species of wildlife, including an abundant population of deer and turkeys. Hunting has not been allowed in nearly 40 years, creating a virtual wildlife sanctuary. The healthy age structure of the deer herd was evident soon after the trail cameras were deployed. This is a rare opportunity to start with a completely “clean-slate” and develop a farm into that world-class hunting property you’ve always dreamed about.

FARM

The farm consists of a diverse mix of wildlife habitat including mature timber, brush, cedar thickets, riparian buffer strips, native grasses, wildflowers, and legumes. Annual income from the 23.9 acres of row crop and 19.75 acres enrolled in the Conservation Reserve Program will help make the farm payment. Over three miles of groomed trails allow easy access to all parts of the property. Several potential food plot locations exist along the many natural deer travel routes throughout the property.

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328 TOTAL ACRES ^{M/L}



DETAILS

- + Stocked four-acre m/l pond
- + Groomed trails
- + Rathbun rural water serviced on the property
- + 38' x 54' pole barn
- + CRP paying \$5,185 annually; contracts expire 09/30/2025
- + 23.9 acres currently in row crop production
- + Tillable CSR2 of 65.8
- + Opportunity for Seller financing
- + Lee County
- + Fort Madison School District
- + Net taxes: \$8,342

PRICE

- + Total price: \$1,365,000
- + Price per acre: \$4,162

ADDRESS

2287 242nd Street
Donnellson, Iowa 52625





HOUSE

- + 2,903 SF built in 1997
- + Four bedrooms
- + Four bathrooms
- + Open floor plan with beautiful natural lighting
- + 643 SF indoor swimming pool
- + Wrap around deck



CONTACT LISTING AGENT TODAY FOR A PRIVATE SHOWING!

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DIRECTIONS:

From Highway 218, take Exit 19 for Donnellson, Iowa. Turn east onto Highway 2 and travel for approximately four miles. Turn south onto Hillcrest Road and travel for a half mile. Continue straight onto 235th Street for another 1.25 miles then take a right or turn south onto 235th Avenue and travel for .40 miles. Turn right onto 242nd Avenue and look for Peoples Company signs.