

# LAND

# FOR SALE

Allamakee County, IA

**97**  
+/- ACRES

SCAN FOR MORE INFO



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Real Estate License:  
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513 W Bremer Ave  
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**HIGH POINT**  
**LAND COMPANY**  
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# Summary of Property

## 97+/- Acres • Allamakee County, IA

**Listing Price: \$800,000**

**Description:** Located in Allamakee County, IA this 97 acre farm is located just North of Waukon, IA on hard surface Hwy 76 and Pioneer Dr. The property offer's 37.47 Certified Cropland acres with a 48.1 CSR2. The property has a CRP contract currently expiring in Oct 2023 and will be open to prepare and farm for the 2024 season with the CRP being baled off already cleaning it up very nicely. The property also offers a large pond, great fence around good clean pasture, good hard wood timber, apple trees and a couple beautiful spots to build a home or cabin overlooking the hill country. The deer hunting in this area of Allamakee County, Iowa is excellent with many deer in this area being harvested in the 150-200" caliber annually with some excellent deer history on this property. The property will be required to be surveyed to determine exact acreage being split off larger property to the north and south which is also available if you desire more acres.

### **Property Address:**

624 Pioneer Drive, Waukon, IA 52172

### **Property Features:**

- Close to town, fuel, restaurants, and equipment
- Beautiful building site opportunities
- Good fence and cross fence
- Great trail system
- Pond
- Hunting
- Many food plot locations large and small
- Close to Decorah, IA
- Close to Lacrosse, WI

### **Driving Directions:**

From Waukon, IA take Highway 76, 6 miles North until Pioneer Drive. Farm will be on your right (east side). Look for real estate signs.

75,000  
ACRES SOLD

# Property Photos



75,000  
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