

LAND

FOR SALE

Lee County, IA

42
+/- ACRES



Broker- Jacob Hart: Lic# MN-40438432 IA-B635461000 WI- 58203-90 MO-2022039556 CO-ER100093474 Phone# 507-259-1065

SCAN FOR MORE INFO



Real Estate License:
S71453000

513 W Bremer Ave
Waverly, IA 50677

ELLIOTT VANDENBERG
319-520-7776

Elliott@HighPointLandCompany.com



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Summary of Property

42+/- Acres • Lee County, IA

Listing Price: \$400,000

DESCRIPTION

High Point Land Company is honored to present this 42 +/- acre farm located in southeast Iowa. This property is in Lee County, approximately 5 miles northwest of Keokuk.

If you are on the market for a beautiful recreational farm in southern Iowa, with access to a private lake and great hunting, then you need to check this farm out. You enter the property off Timberlake Drive which is just off of 340th street. There is a 2-acre strip that runs west to a square 40 acre parcel. Just off of Timberlake Drive, would be a great potential building site. As you head west on the property, there are ridges full of big, beautiful oaks with hickories scattered amongst. Throughout this farm, there is a substantial amount of timber that could be logged.

On the east edge of the farm, there is a very secluded food plot that lays down in the valley. This food plot has lots of deer sign in and around it. A food plot as secluded as this, in the middle of a large block of timber is the perfect recipe for harvesting a true Iowa giant.

Moving to the west edge of the property there is a large lake that the new owner would have access to. This lake is not only gorgeous but also has exceptional fishing. Along the lake there are lots of otters and beavers that can be viewed from the shore.

The rest of the farm consists of big rolling hills with a nice balance of thick cover areas for holding wildlife. 5 acres on the north side of the property had forest restoration done to it a few years ago. The deer numbers in this part of the farm are very dense. There is a beautiful creek that comes off the east side of the lake and runs to the east.

Whether you are looking for an excellent hunting farm or just a beautiful piece of property to own, this could be the one! The pictures and videos only scratch the surface of what this farm has to offer. Call or text Elliott Vandenberg with High Point Land Company at 319-520-7776, so you can see this farm in person!

Property Address:

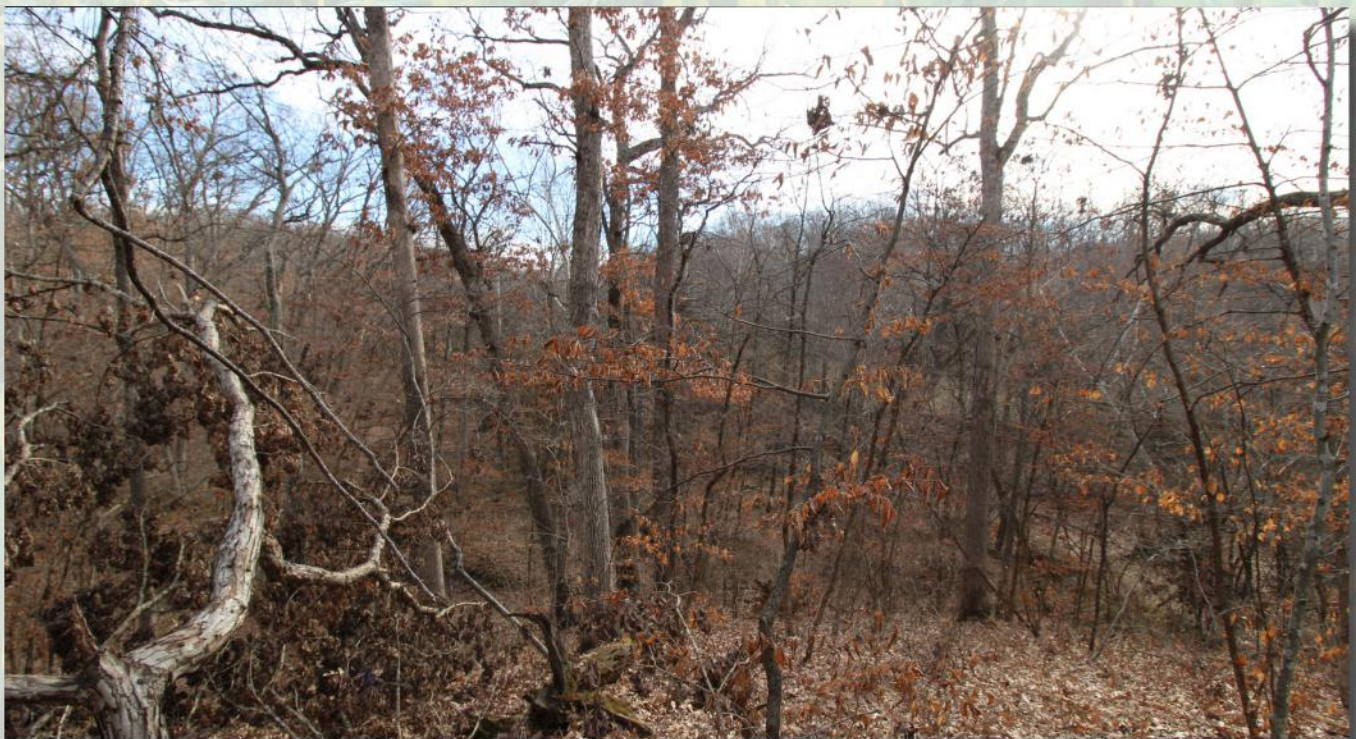
TBD Timberlake Drive, Keokuk, IA 52632

Property Features:

- Great Building Sites
- Close to Town, Restaurants, Fuel, and Equipment
- Established Food Plot
- Excellent Hunting
- Harvestable Timber
- Secluded
- Private Lake Access

75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

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Property Photos



75,000
ACRES SOLD

Aerial Map



Maps Provided by:
surety
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008

Boundary Center: 40° 28' 15.97, -91° 28' 11.92

32-66N-5W
Lee County
Iowa

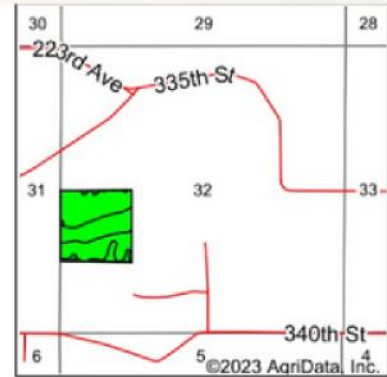
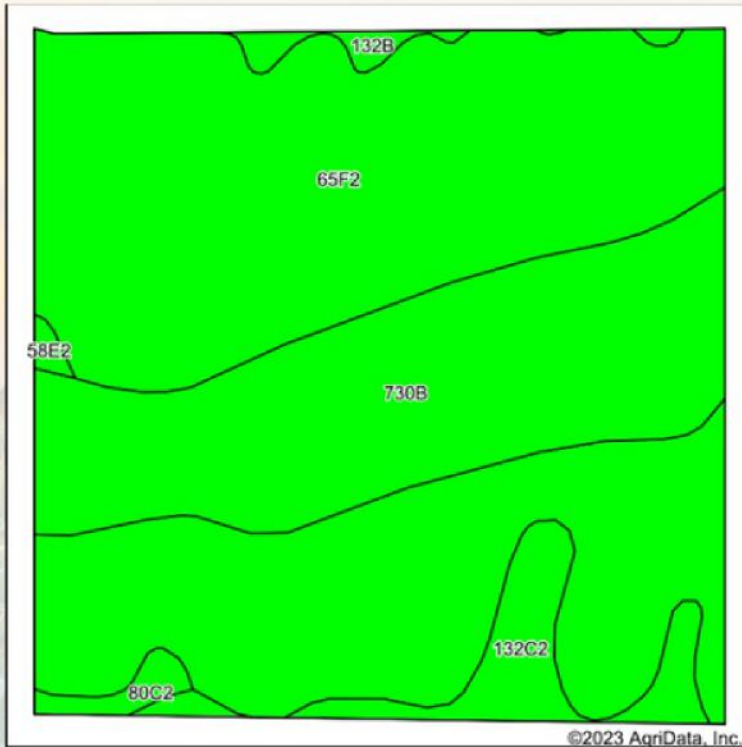
0ft 838ft 1675ft



9/26/2023



Soil Map



State: Iowa
 County: Lee
 Location: 32-66N-5W
 Township: Montrose
 Acres: 40.65
 Date: 9/26/2023



Soils data provided by USDA and NRCS.

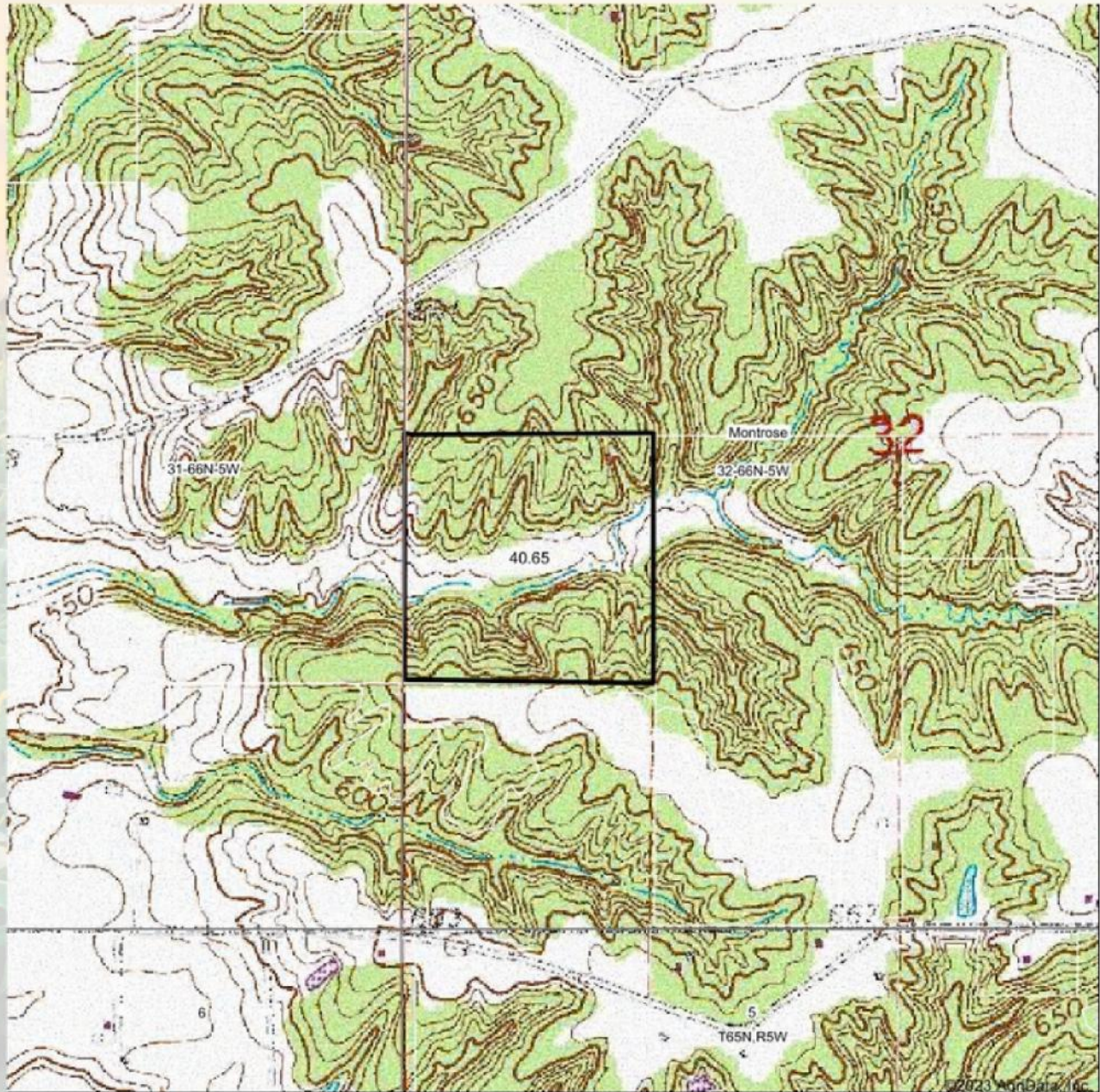
Area Symbol: IA111, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
65F2	Lindley loam, 18 to 25 percent slopes, moderately eroded	27.02	66.5%		Vle	10	10	52	52	36	38	
730B	Nodaway-Cantril complex, 2 to 5 percent slopes	10.64	26.2%		llw	80	63	71	70	57	65	
132C2	Weller silt loam, 5 to 9 percent slopes, moderately eroded	2.07	5.1%		llle	59	40	81	81	70	68	
132B	Weller silt loam, 2 to 5 percent slopes	0.42	1.0%		llle	67	60	89	89	78	80	
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	0.38	0.9%		llle	69	60	74	74	63	61	
58E2	Douds loam, heavy loess, 14 to 18 percent slopes, moderately eroded	0.12	0.3%		Vle	34	18	76	76	56	57	
Weighted Average						5.41	32	26.4	*n 59.1	*n 58.8	*n 44	*n 47.3

**IA has updated the CSR values for each county to CSR2.
 *n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

75,000
ACRES SOLD

Topo Map



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LAND COMPANY

Maps Provided By:

 **surety**
CUSTOMIZED ONLINE MAPPING

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Map Center: 40° 28' 16.56, -91° 28' 10.3

0ft 838ft 1675ft

32-66N-5W
Lee County
Iowa

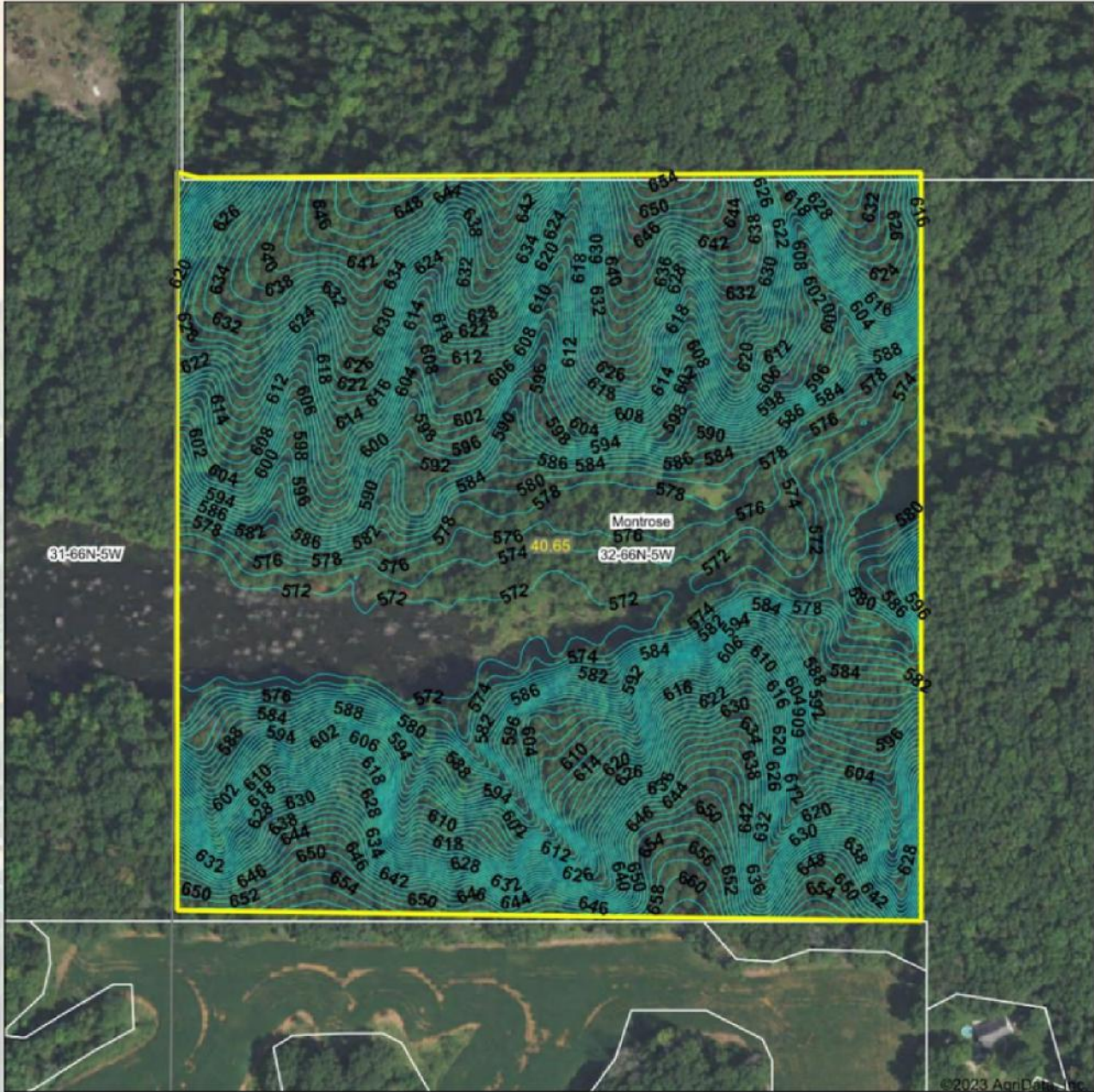


9/26/2023

Field borders provided by Farm Service Agency as of 5/21/2008

75,000
ACRES SOLD

Topo Contours Map



Maps Provided By:
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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 3 meter dem

Interval(ft): 2.0

Min: 570.6

Max: 662.4

Range: 91.8

Average: 606.5

Standard Deviation: 26.12 ft

0ft 279ft 559ft



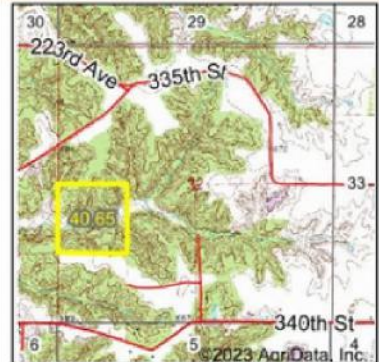
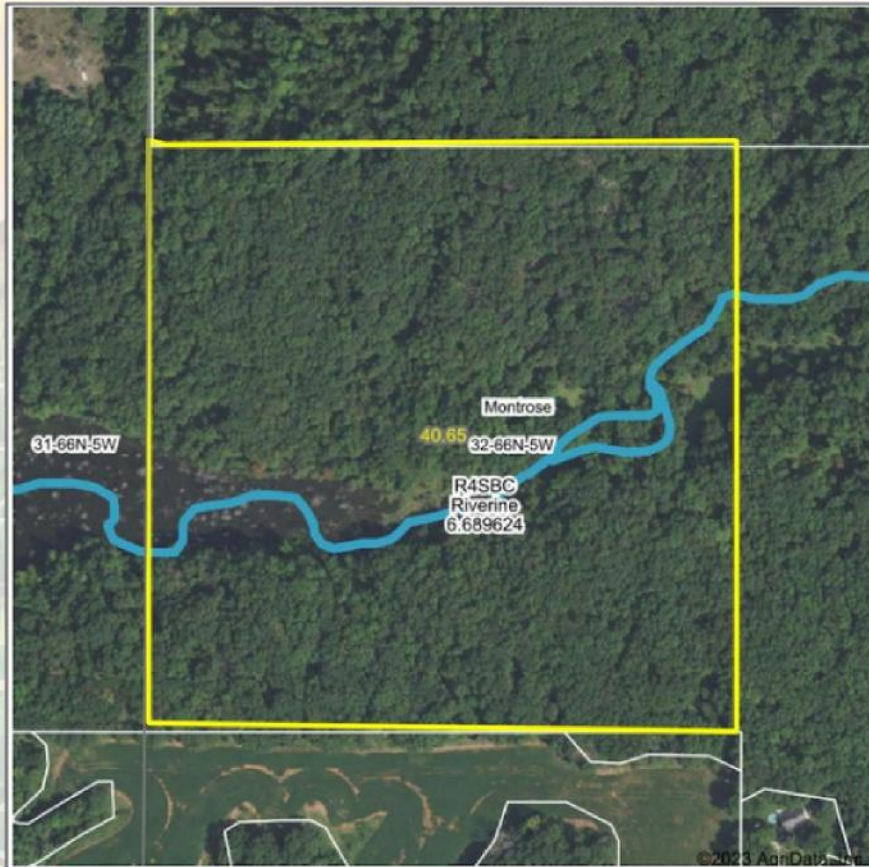
9/26/2023

32-66N-5W
Lee County
Iowa

Boundary Center: 40° 28' 15.97, -91° 28' 11.92



Wetlands Map



State: Iowa
 Location: 32-66N-5W
 County: Lee
 Township: Montrose
 Date: 9/26/2023



0ft 406ft 812ft

Classification Code	Type	Acres
R4SBC	Riverine	0.97
Total Acres		0.97

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

37°

42
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