

# LAND

# FOR SALE

Allamakee County, IA

**59.78**  
**+/- 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:  
B635461000

513 W Bremer Ave  
Waverly, IA 50677

# JACOB HART

# 507-259-1065

Jacob@HighPointLandCompany.com



# HIGH POINT LAND COMPANY

HIGHPOINTLANDCOMPANY.COM





# Summary of Property

## 59.78+/- Acres • Allamakee County, IA

**Listing Price: \$799,900**

### Description

High Point Land company is honored to present an excellent opportunity to purchase nearly 60 acres in the famed Village Creek Valley just outside of Lansing, IA. This stunning property has so much to offer to many buyer types in an area that seems to never become available for purchase.

The property is 59.78 deeded and unrestricted acres consisting of two North/South hardwood timber ridges with access from the bottom from the south on one and top eastern access on the other. The private driveway was recently redone, allowing better access and maintenance to the home, which is located on the top of the hill. The ranch style home is a very clean 3 bed 3 bath, consisting of easy clean vinyl flooring throughout, 2 stall heated attached garage, large deck, concrete patio, and walk out basement with a wet bar downstairs. My favorite features about the house are the deck overlooking the pond and north food plot, and the incredible view of morning sunrises from the back yard. Every time I have driven up the driveway to the house, the entire yard and food plot have been loaded with deer.

The hunting on the farm is exceptional for a tract of this size. The current owner has had many Boone and Crockett bucks on camera in the last 3 years on this property, and a ton of daylight activity from mature deer. There is a 5ac food plot currently in a corn and soybean rotation on the north side of the property with an additional 3-4 acres of clover and turnip plots. The property is also brimming with turkeys among other wildlife and has extensive timber and water improvements to ensure the wildlife have everything they need to stay here.

The other improvements on this property include a 28 x 30 heated shop with a concrete floor and electricity. This is currently used for storing the owner's pontoon due to the close proximity to the Mississippi River as well as equipment for maintaining the property. There is also a large 51 x 128 hay shed currently being rented to a neighbor for storing large farm equipment. If you are interested in more information or a private showing on this rare opportunity, please give Land Specialist Cody Schweinefus a call at 563-379-3398 or email [Cody@highpointlandcompany.com](mailto:Cody@highpointlandcompany.com).

### Property Address:

1614 Village Creek Dr, Lansing, IA 52151

### Property Features:

- 2 Story Home in Excellent Condition
- Pond
- Walk out Basement
- Huge Whitetail Deer History
- Multiple Water Sources Including Spring
- Stunning Views from the Home and Outdoor Fire Pit
- Close to Excellent Walleye, Bass, Northern, and Trout Fishing
- Southern and Eastern Exposure
- South Facing Cedars
- Extensive Bedding Habitat Improvements
- Many Grain and Green Food Plot Locations (Over 7 Acres)
- Great Trail System Access
- Mixed Hardwood Timber
- Large Hay Barn in Great Shape
- Heated Double Bay Shop with Concrete Floor
- Heated Garage with Concrete Floor

### Driving Directions:

From Lansing, IA, head south on Village Creek Rd, then right on Lansing Harpers Rd until you reach Village Creek Dr. Turn right on Village Creek Dr and follow until you see the signs and property on the north (right hand side). Please do not enter property without a private showing scheduled.

100,000  
ACRES SOLD

# Property Photos



100,000  
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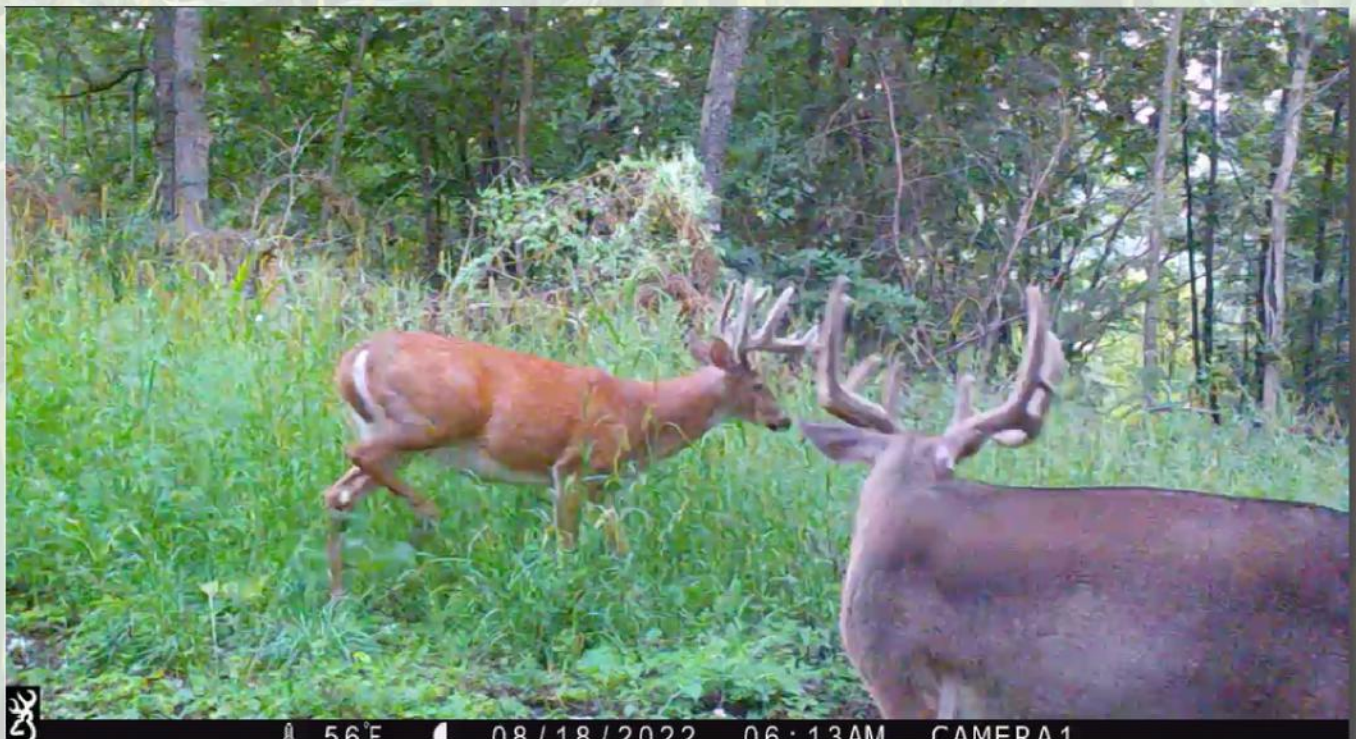
# Property Photos



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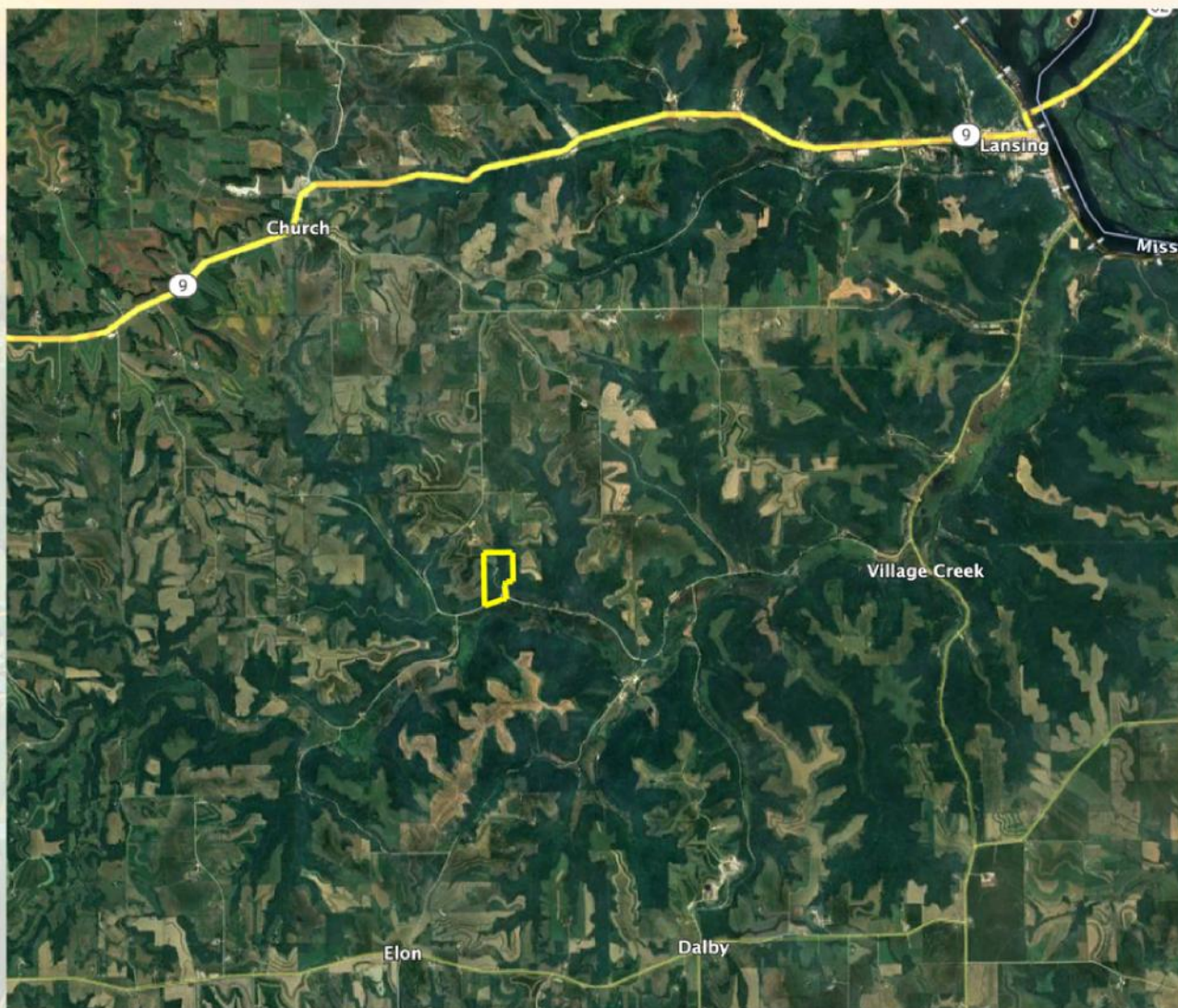
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# Property Location



100,000  
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# Aerial View



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