

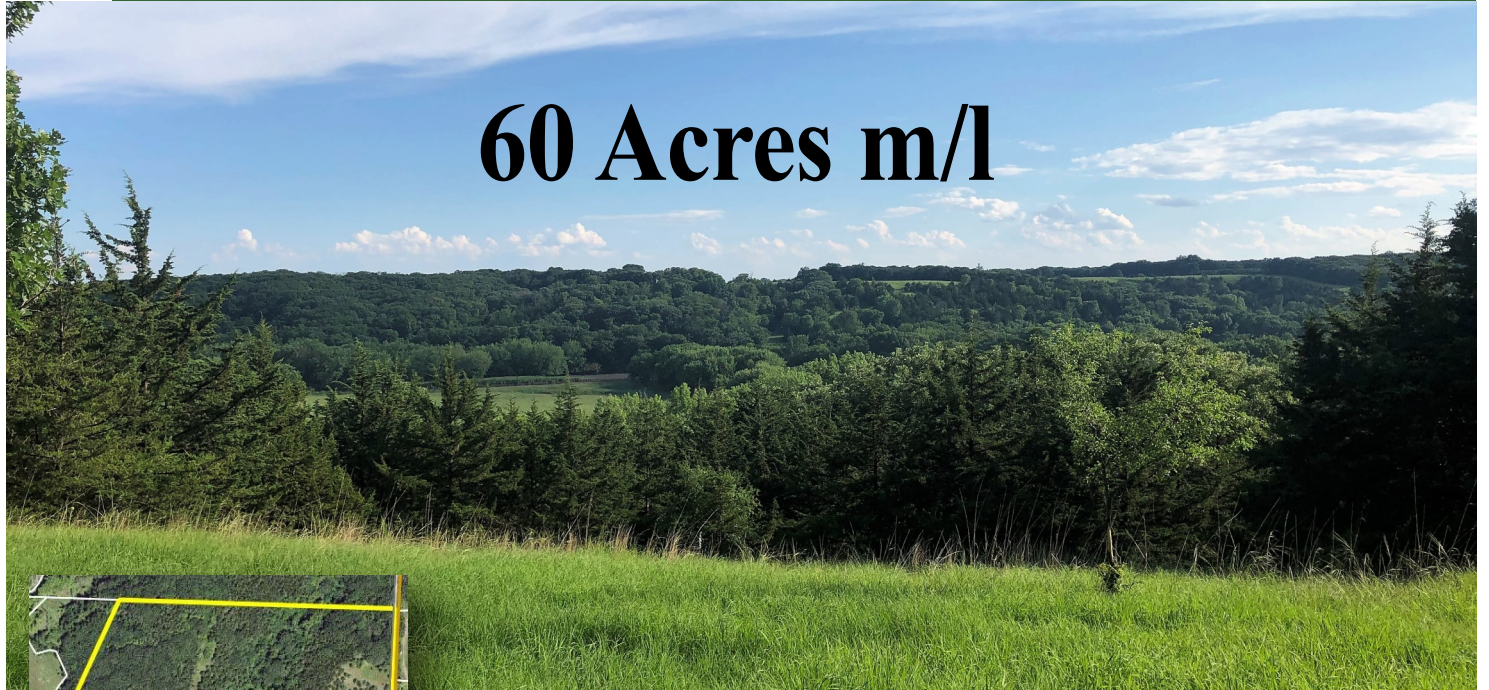
Midwest Land Management

LAND

FOR SALE

O'Brien County, IA - Waterman Township, Sec. 24

60 Acres m/l



Property Location: 1 mile north & 2 miles west of Peterson, Iowa on 492nd Street (Waterman Blvd.)

Legal Description: Part of the East Half of the Southeast Quarter (E $\frac{1}{2}$ SE $\frac{1}{4}$), Section Twenty-four (24), Township Ninety-four (94) North, Range Thirty-nine (39) West of the 5th PM, O'Brien County, Iowa..

Real Estate Taxes: \$238

Broker's Note: Outdoor Enthusiasts here is your opportunity to purchase a hard-to-find Iowa timber property. This property features hard wood trees, streams, scenic hilltop views and abundant wildlife including trophy whitetail deer and turkeys. Farm has 12.3 acres currently enrolled in the Forest Rescue Program.



Land Description: Unimproved timber tract with steep hills and wooded bluffs, heavily timbered with hard wood and cedar trees. Excellent habitat for whitetail deer and turkey. Property is accessed by gravel road off Waterman Boulevard on the south.

Price: \$270,000

Donald and Sue Cullers, Owners

For More Information Call Ben Hollesen at 712-253-5779.

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MIDWEST LAND
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Property information provided was obtained from sources deemed reliable, but the Broker or Seller makes no guarantees as to its accuracy. Average CSR information was obtained from Surety/Agri Data. All prospective buyers are urged to fully inspect the property, its conditions and to rely on their own conclusions. All sketches, dimensions and acreage figures in this information are approximate or "more or less".