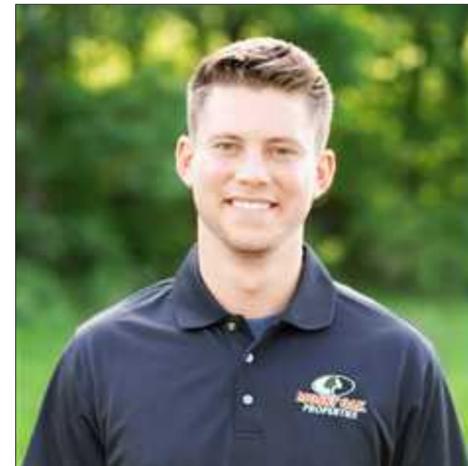


Address: Lamoni, Iowa

### Aerial Map



**Travis Potzner**

(515) 707-1500 (cell)

tpotzner@mossyoakproperties.com

**Price:** \$95,000

**Acres:** 22.00

**Tillable Acres:** 0.00

**Gross Taxes:** \$0

**County:** Decatur

**Bedrooms:** 0

**Recreational**

This 22 acre property is located in Decatur County Iowa and approximately 1.5 hours from the Des Moines area. This farm is in pristine shape and has been **EXTREMELY** well kept over the years. The owner has put many years of work into this farm to make it easily accessible by trail systems which makes for super quiet and un-disturbing entry and exit for hunting. The owner has killed numerous turkey and whitetail deer off this property including some unbelievable heavy weight turkeys that love to strut in this timber and in the small cut outs for food plots.

There is a beautiful pond located almost in the center of the property that is an acre plus in size and is stocked with fish. There are many areas inside these 22 acres that someone can have some perfect stand sites for deer hunting coupled with the two box blinds that are already on the property. **This property is 100% in forest reserve which means there are no taxes!** The forester that surveyed the property had nothing but great comments about the land being perfectly well kept and holds tons of native species of plants, flowers, trees, and roots that he rarely sees these days.

This would make for an outstanding hunting and recreational farm for a lucky buyer! Please contact Mossy Oak Properties Certified Land Specialist, Travis Potzner, for more information and to set up a private showing at (515) 707-1500 or tpotzner@mossyoakproperties.com.

—  
1.5 hours from Des Moines

-Located North of Lamoni, IA

-22 acres m/l surveyed

-Written and recorded easement to access property

- 2 box blinds stay with the farm
- 2 food plot locations
- 1+ acre stocked pond
- Trail system throughout the property



Keo- 319-293-2575 & Albia- 641-932-1234  
mopbre.com

## 22 acres m/l in Decatur County, IA

Aerial Map

