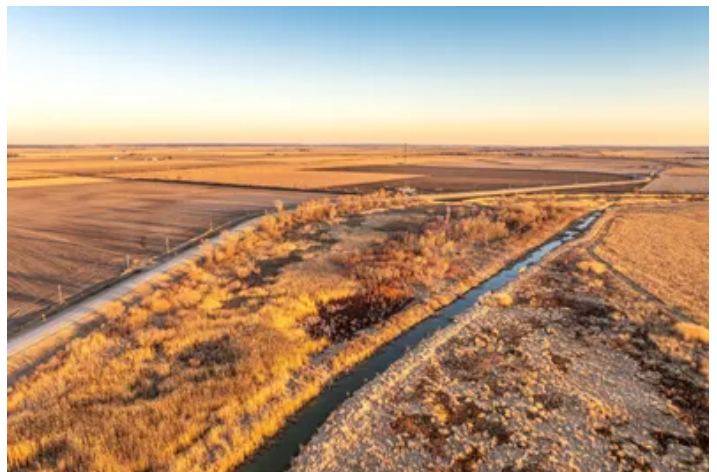
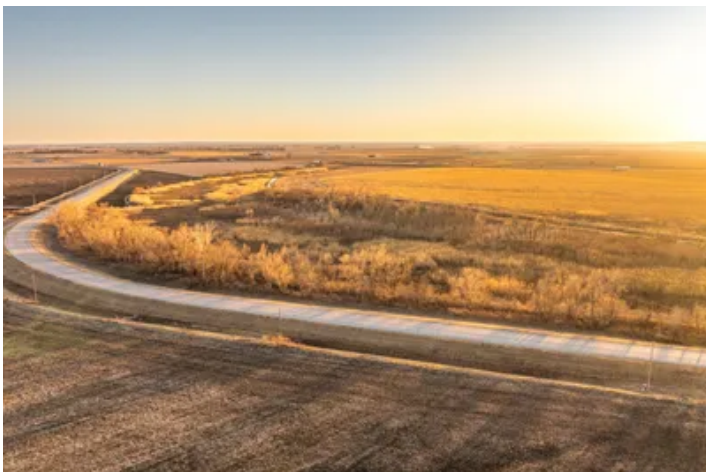


Missouri Valley Hunting Farm
TBD Austin Ave
Mondamin, IA 51557

\$70,000
20± Acres
Harrison County



**Missouri Valley Hunting Farm
Mondamin, IA / Harrison County**

SUMMARY

Address

TBD Austin Ave

City, State Zip

Mondamin, IA 51557

County

Harrison County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

41.6775 / -96.0298

Acreage

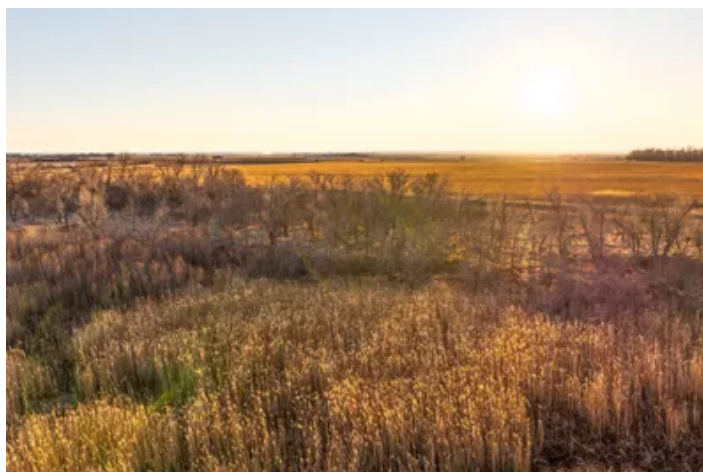
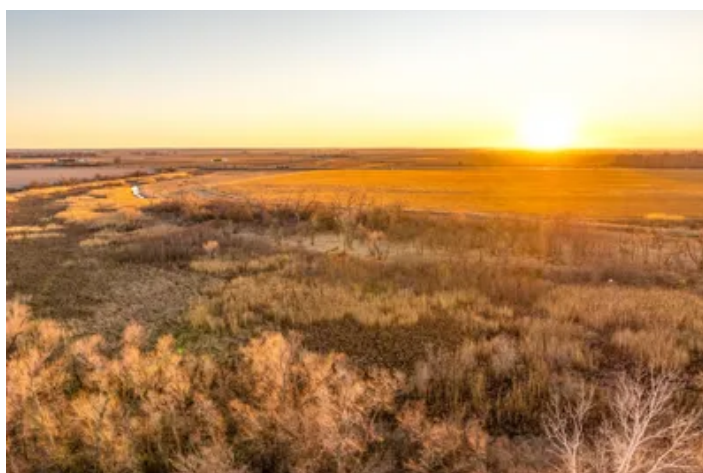
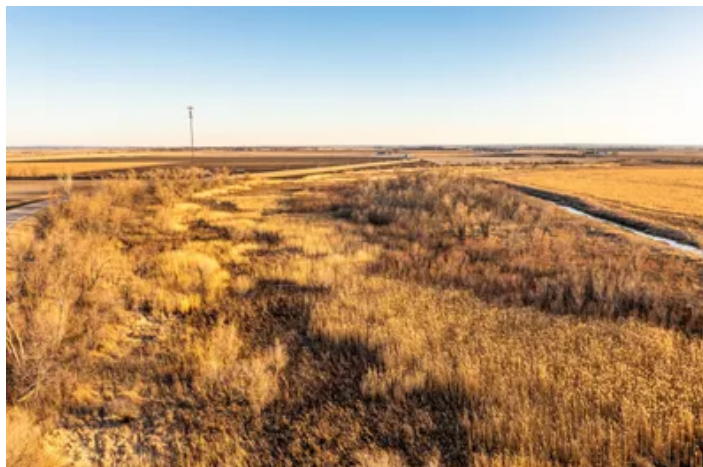
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Price

\$70,000

Property Website

<https://arrowheadlandcompany.com/property/missouri-valley-hunting-farm-/harrison/iowa/100560/>



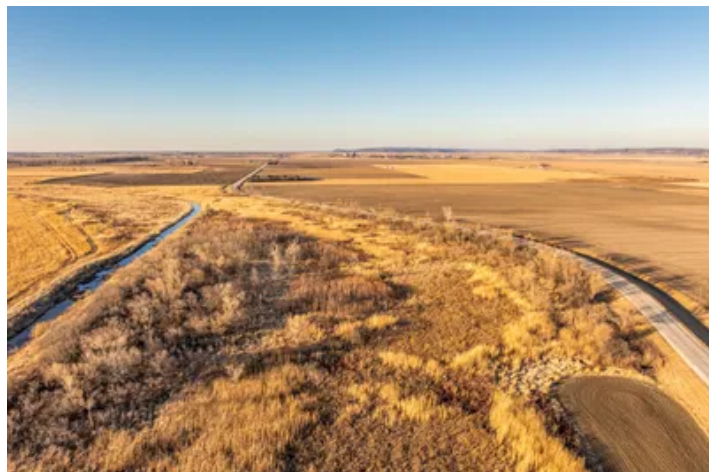
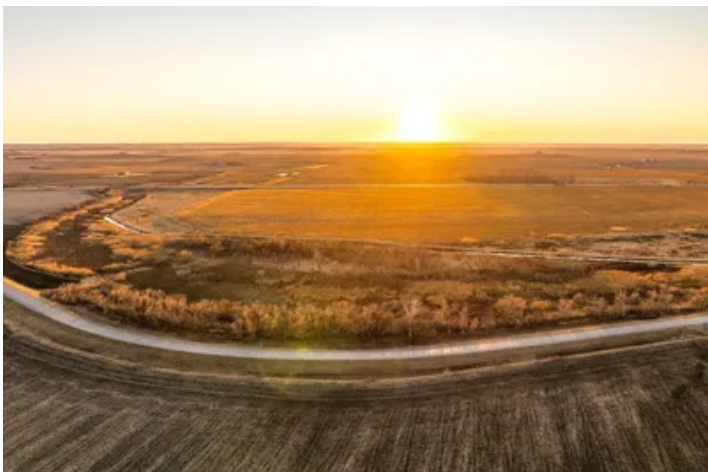
Missouri Valley Hunting Farm Mondamin, IA / Harrison County

PROPERTY DESCRIPTION

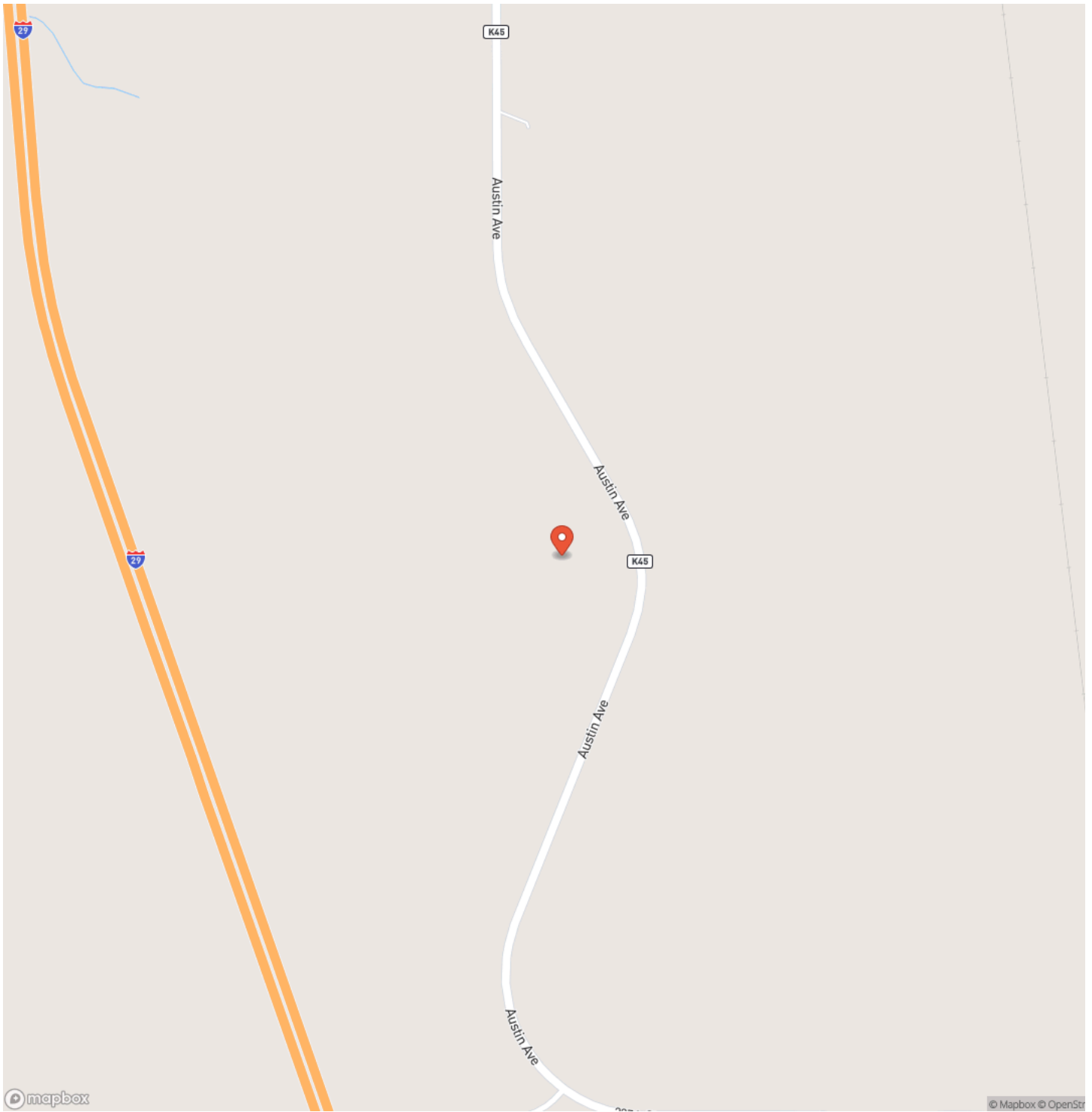
PRICE REDUCED!! This 20+/- acre Missouri River Valley hunting farm in Harrison County, Iowa offers a great opportunity for waterfowl and upland game hunters looking for a small but highly productive property! A line of mature cottonwood and shrubby trees along the road provides excellent screening and natural cover as you enter into the property. Beyond the cottonwoods lies a reedy slough that creates a perfect duck hunting hole, offering prime habitat for waterfowl throughout the migration. The western boundary of the property is defined by a creek that winds through the land and separates it from the neighboring CRP field, creating excellent habitat for wildlife. Along the creek you'll find additional mature cottonwood and willow trees, forming a small wooded corridor that shows signs of deer activity, including scrapes and rubs. The diverse habitat of timber, water, and native grasses makes this property a natural draw for whitetails, upland birds, and migrating waterfowl. Situated in the highly desirable Missouri River Valley flyway, this farm offers consistent opportunities for migratory game. Conveniently located less than 3+/- miles from Mondamin, Iowa, and 12+/- miles from Blair, Nebraska the property is within easy reach of the Omaha metro area while still offering privacy and hunting potential! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Hunter Soma at (712) 267- 4860. Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.



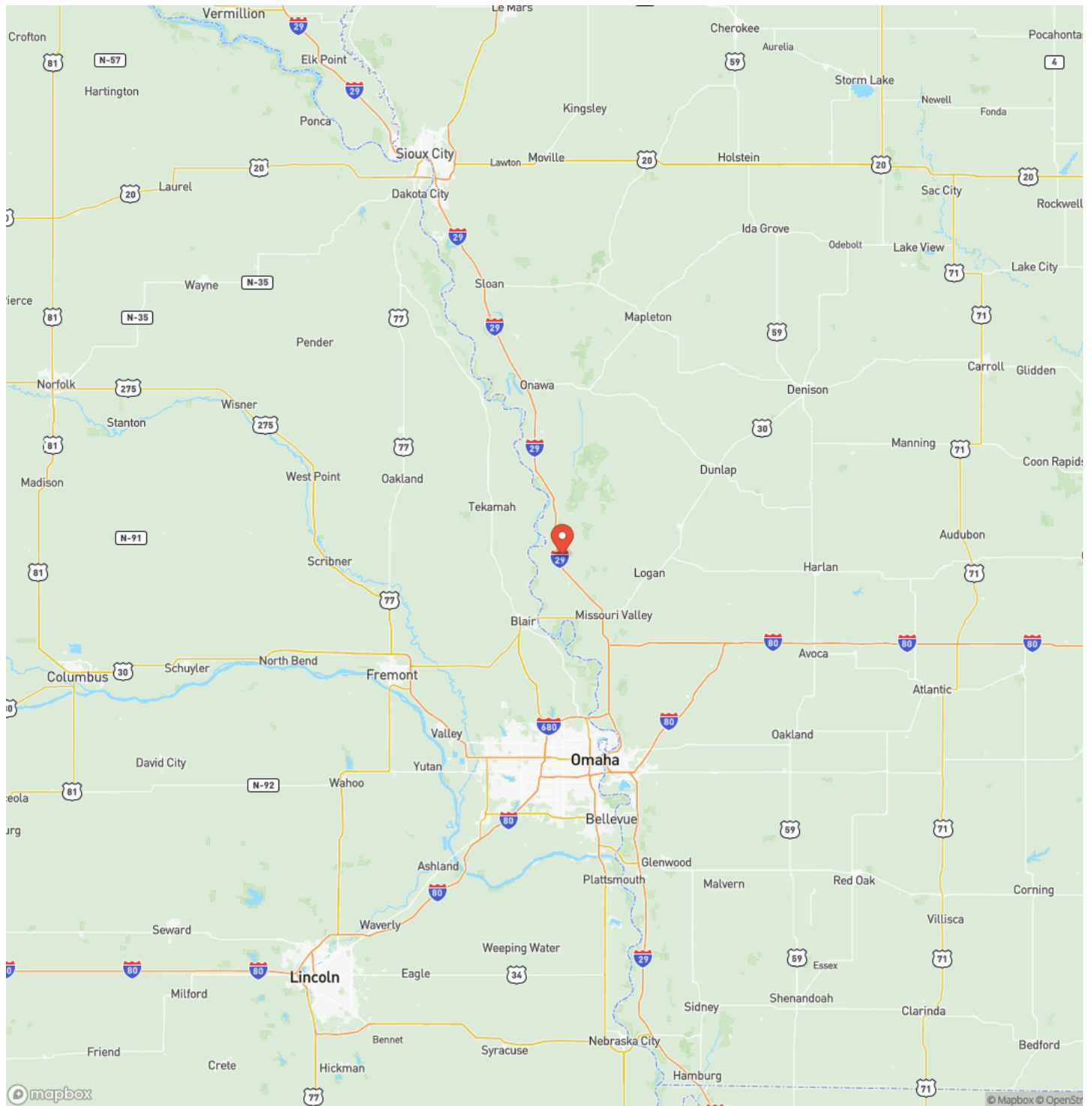
Missouri Valley Hunting Farm
Mondamin, IA / Harrison County



Locator Map



Locator Map



Satellite Map



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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