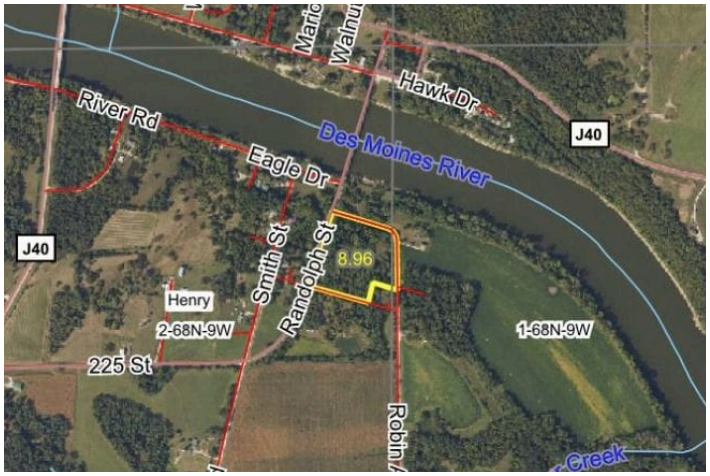
8 M/L Acres Overlooking the Des Moines River - Vernon, Iowa

8 M/L Acres on the corner of Randolph and Columbia Street
Vernon, IA 52565

$120,000
8± Acres
Van Buren County







MORE INFO ONLINE:

https://mossyoakproperties.com/

SUMMARY

Address
8 M/L Acres on the corner of Randolph and Columbia Street

City, State Zip
Vernon, IA 52565

County
Van Buren County

Type
Timberland, Recreational Land, Hunting Land

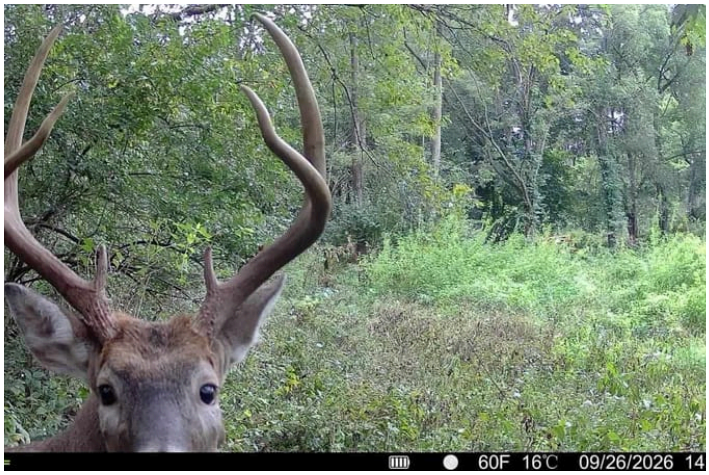
Latitude / Longitude
40.721342 / -91.854179

Acreage
8

Price
$120,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

8± Acres Overlooking the Des Moines River | Vernon, Iowa

Small acreage's that offer combination of **scenic views, privacy, building potential, and recreational opportunity** are not always easy to come by. Located in Vernon, Iowa, this approximately 8**± acre tract overlooks the Des Moines River** and offers several potential building sites that provide seclusion while taking advantage of the surrounding landscape.

Some clearing has been done in a couple areas of the property, creating excellent potential homesites tucked away and surrounded by mature cover. **Rural water and electricity are already on the property**, providing a significant head start for those looking to build a home or rural retreat.

The property also offers great recreational appeal. Recent trail-camera activity has shown **consistent deer use on the** property, providing evidence of an active local deer population and making this a very attractive option for someone looking for a manageable hunting piece.

Whether your plans are to **build a secluded home, establish a private country retreat, or own a small recreational and hunting property**, this 8± acres offers a unique opportunity in a scenic Des Moines River setting.

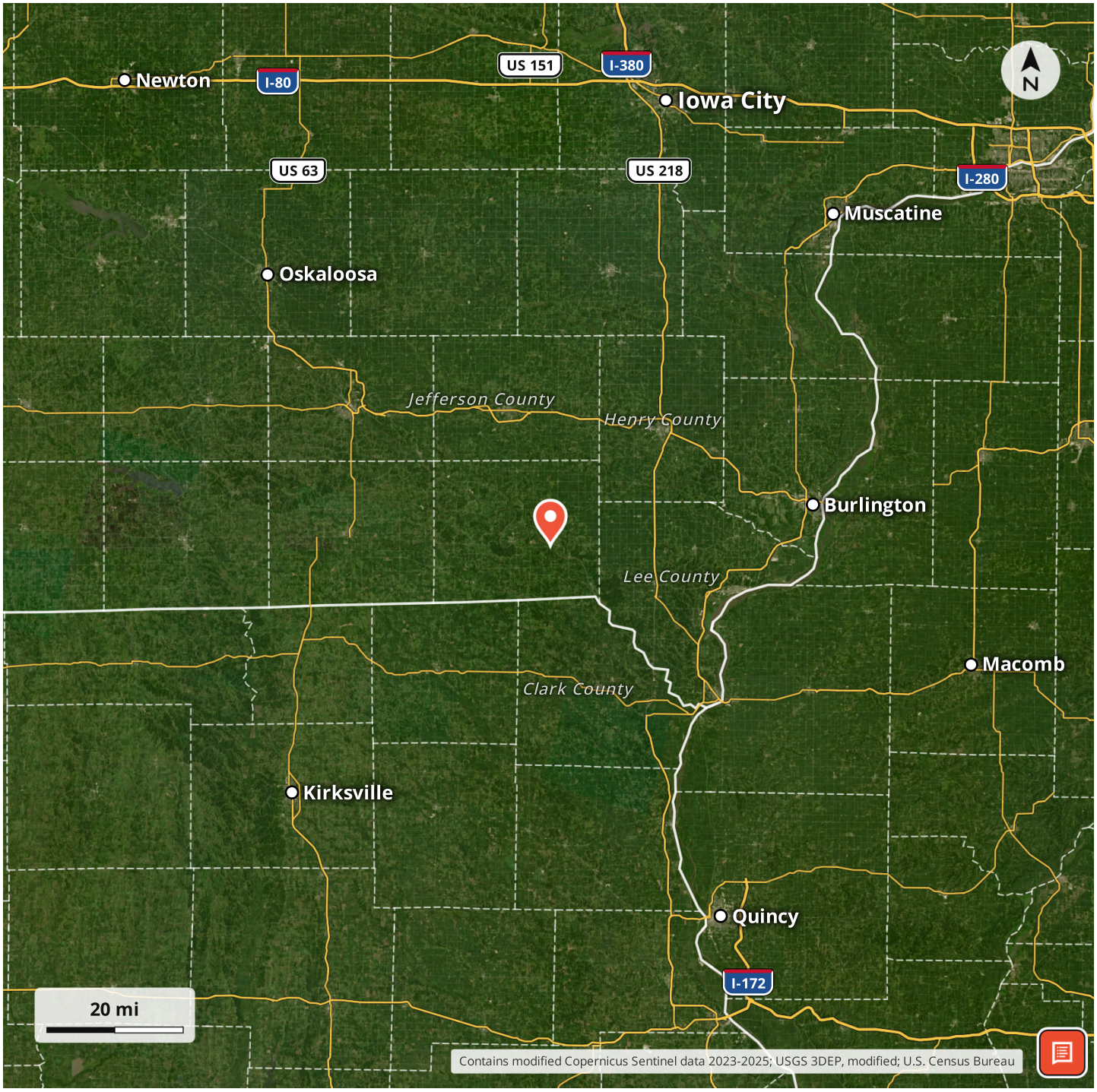
Acreage, utilities, multiple potential building sites, river views, and recreational value—all in one property.



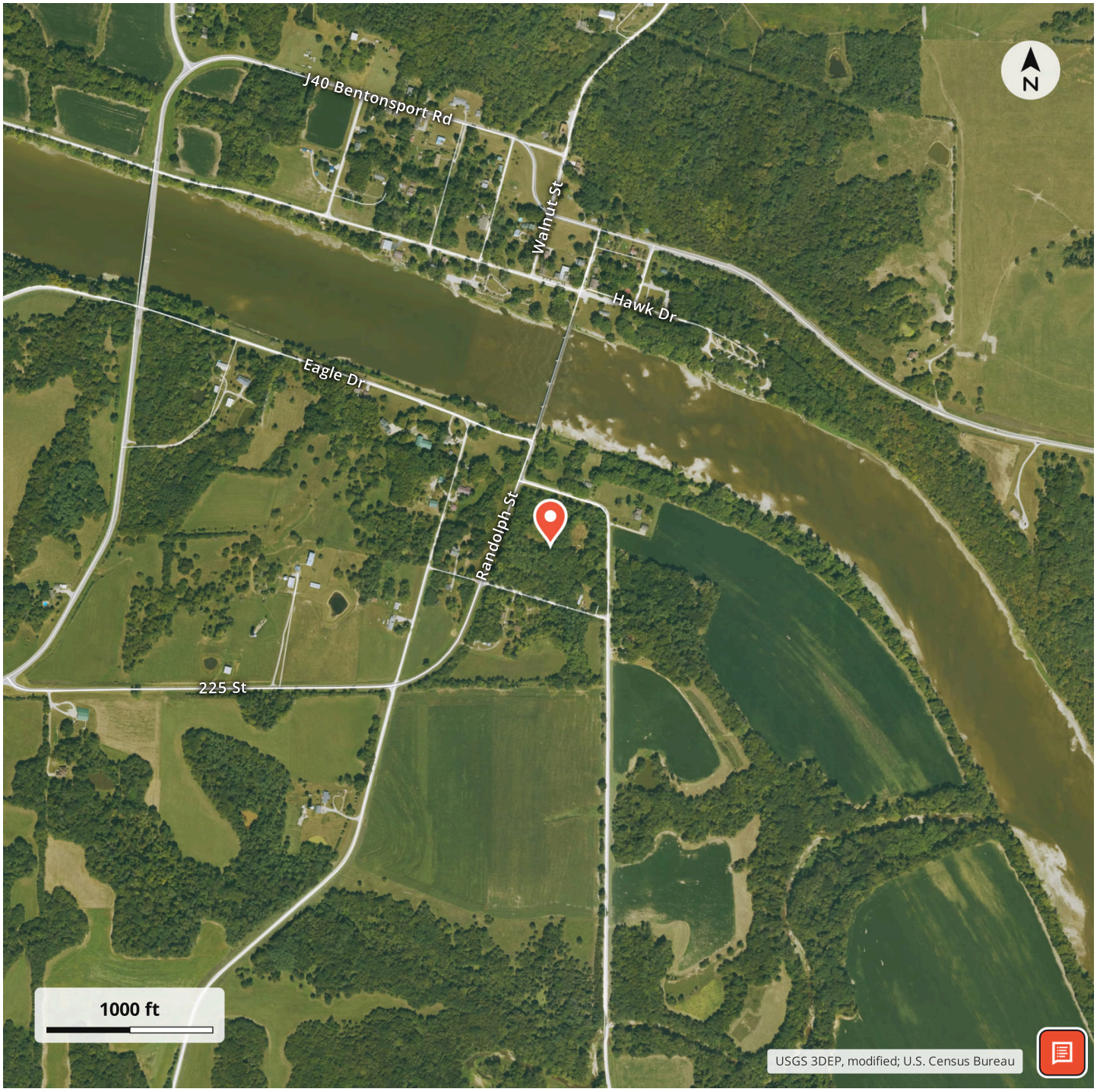




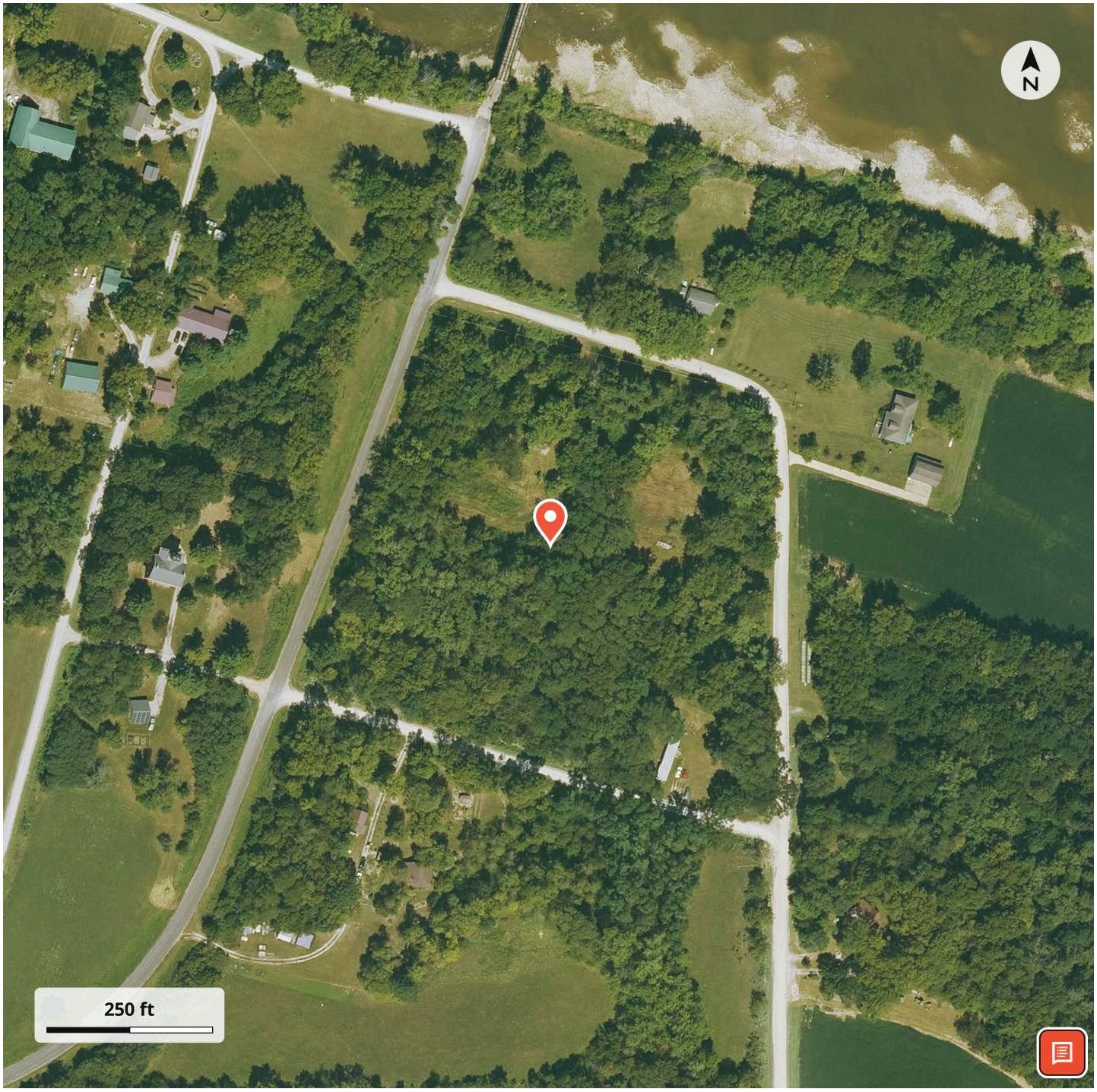

Regional Map



Locator Map


J40 Bentonsport Rd
Walnut St
Hawk Dr
Eagle Dr
Randolph St
225 St
N
1000 ft
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Malachi Westercamp

Mobile
(319) 677-0961

Office
(319) 293-2575

Email
mwestercamp@mossyoakproperties.com

Address
17263 Hwy 2

City / State / Zip
Cantril, IA 52542

NOTES

NOTES

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.

Mossy Oak Properties Boley Real Estate
17263 Highway 2
Cantril, IA 52542
(319) 293-2575
https://mossyoakproperties.com/