

**32± Acres of Prime Hunting Land, Timber Investment &
Building Opportunity Near Fort Madison**
200th st
Fort Madison, IA 52627

\$250,000
32± Acres
Lee County



32± Acres of Prime Hunting Land, Timber Investment & Building Opportunity Near Fort Madison Fort Madison, IA / Lee County

SUMMARY

Address

200th st null

City, State Zip

Fort Madison, IA 52627

County

Lee County

Type

Hunting Land, Recreational Land, Lot

Latitude / Longitude

40.666976 / -91.312489

Acreage

32

Price

\$250,000



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PROPERTY DESCRIPTION

32± Acres of Prime Hunting Land, Timber Investment & Building Opportunity Near Fort Madison

Whether you're looking to build your dream home, invest in quality timber, or own an exceptional hunting and recreational property, this versatile 32± acre tract checks all the boxes.

Conveniently located just off Highway 61, only 3 miles from Fort Madison and 9 miles from West Point, this property offers the perfect combination of easy access and peaceful seclusion.

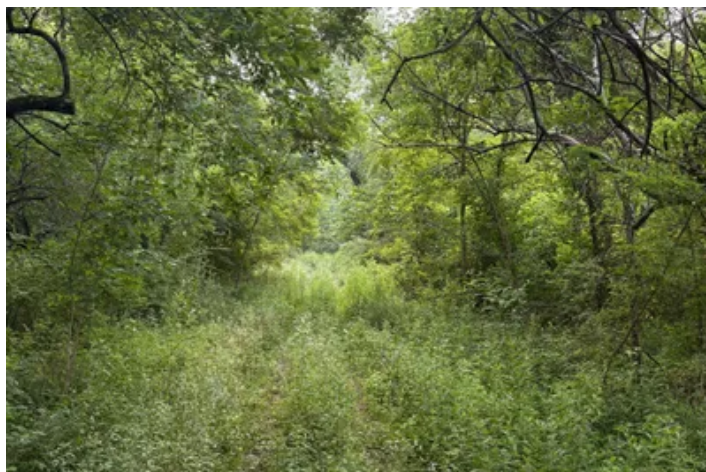
As you explore the property, you'll find a beautiful stand of mature hardwood timber, including walnut, oak, hickory, and other valuable species. Many of these trees are expected to reach harvestable size within the coming years, while hundreds of mature hedge trees are already ready for harvest, creating immediate income potential.

Designed by nature to attract wildlife, the property features thick timber, established ATV trails, a year-round stream, and a small crop field tucked into the southwest corner. Together, these features provide outstanding bedding cover, food, and water, creating ideal habitat for whitetail deer, wild turkey, and other game. The abundance of wildlife sign throughout the property speaks for itself.

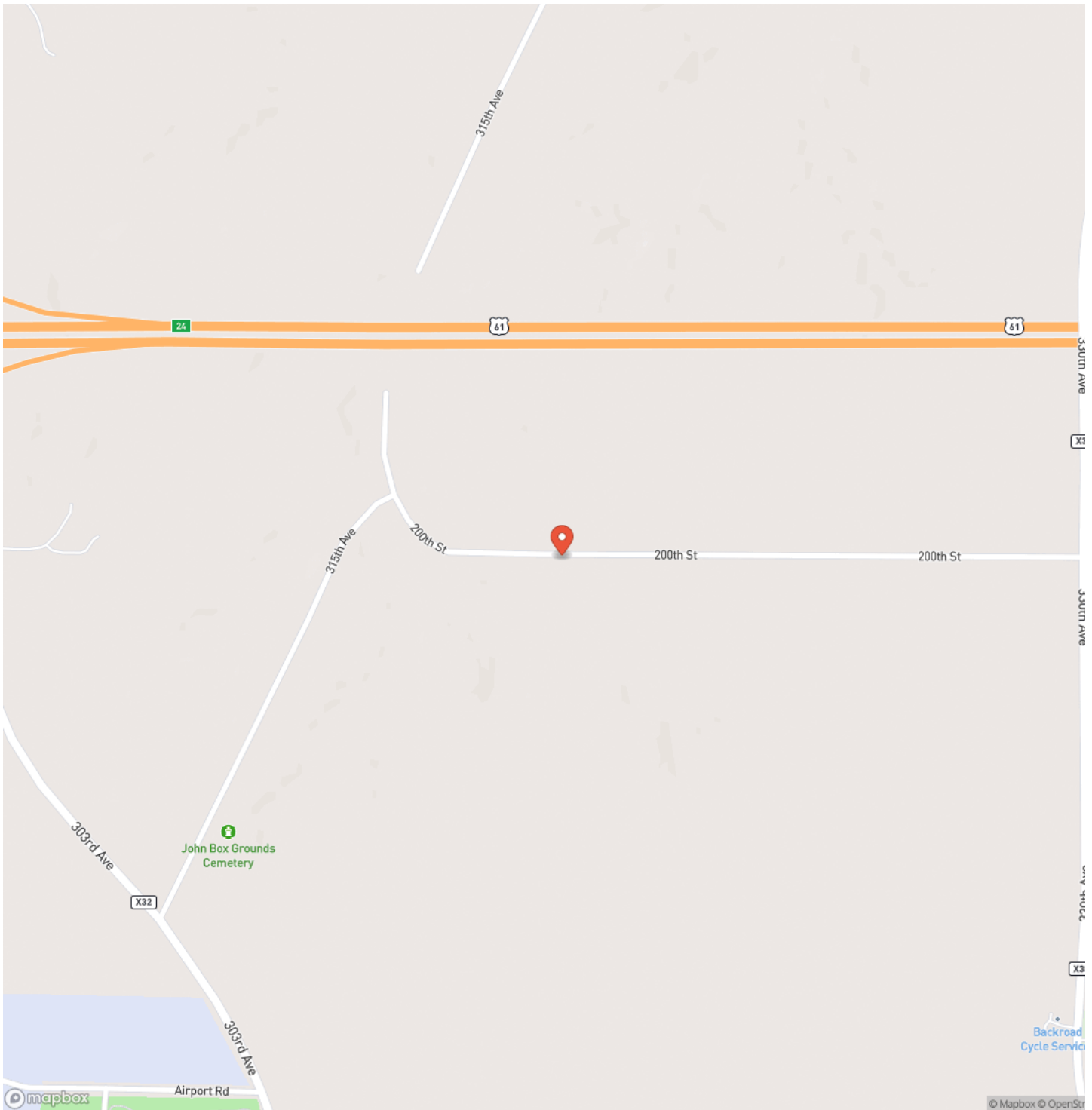
Rathbun Regional Water and Access Energy already available on the property, giving peace of mind should you choose to build a home, cabin, or weekend retreat.

Properties that combine timber value, recreational opportunities, excellent hunting, and build-site potential are becoming increasingly difficult to find. Whether you're looking for a long-term investment, a place to enjoy the outdoors with family and friends, or your own private escape, this Southeast Iowa property is one you won't want to miss.

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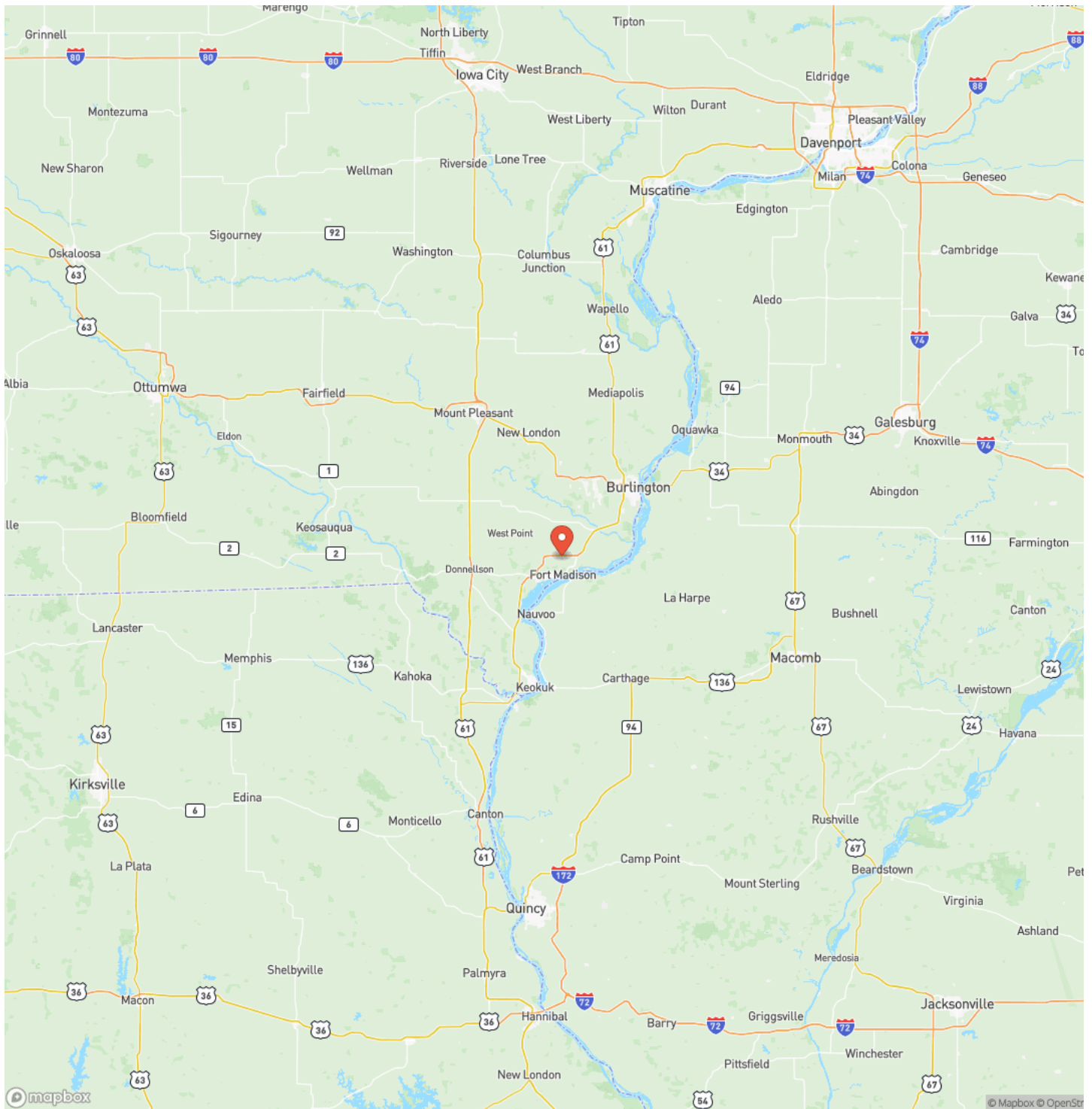


Locator Map



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Locator Map



Satellite Map



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LISTING REPRESENTATIVE

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NOTES

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DISCLAIMERS

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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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