

BUCHANAN COUNTY

1798 OTTERVILLE BOULEVARD
INDEPENDENCE, IA 50644

RECREATIONAL LAND
AVAILABLE FOR SALE



118.14
ACRES M/L

BUCHANAN COUNTY

Incredibly unique Buchanan County recreational land available! This hard to find 118.14 Acre M/L property is located in a secluded area, yet still within close proximity to town. This exclusive land tract offers both a beautiful river front acreage and excellent hunting. The 1976 cabin on the property is 1,166 square ft. featuring 2 bedrooms, 1-3/4 bathrooms, and a masonry fireplace. The partially finished basement includes a one car garage. The building site is serviced by a new well that was installed in the fall of 2018 and also features a 40 ft. by 50 ft. steel utility shed that was built in 1978. One of the most intriguing characteristics of the property is its quarter mile of river frontage which provides amazing scenic views as well as a multitude of recreational activities such as hunting, fishing, kayaking, and boating. The location along a back channel of the Wapsipinicon River creates an optimal fishing spot. Hunting opportunities on this property include multiple types of wildlife such as turkey, pheasant, whitetail deer, and waterfowl and could be improved with numerous potential food plot locations. There is a WRP Easement in place on 106.49 Acres of this property which restrict row-crop and other activities. Contact Agent for details. The farm, which is located just northwest of Independence in Section 29 of Washington Township, has access from Otterville Boulevard.



TRAVIS SMOCK | 319.361.8089 | Travis@PeoplesCompany.com | Listing #14837



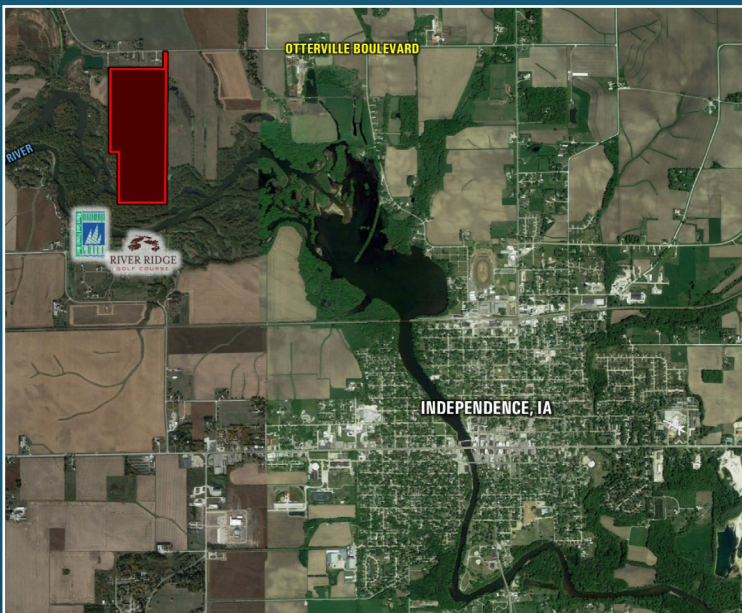
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PRICE: \$472,560

PRICE PER ACRE: \$4,000



118.14 ACRES M/L



DETAILS

106.49 Acres enrolled into permanent WRP
Wetland Easement



From downtown Independence, head North out of town on Highway 150 for one mile to Otterville Boulevard. Turn west onto Otterville Boulevard and travel 1.75 miles and the driveway to the farm will be on the south side of the road.



2300 SWAN LAKE BLVD, STE 300
INDEPENDENCE, IA 50644
PEOPLESCOMPANY.COM

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