

**T R O P H Y**  
PROPERTIES AND AUCTION  
LAND | RECREATIONAL | RESIDENTIAL

# Lee County Iowa Hunting Land for Sale

Trophy Properties and Auction • 855.573.5263 • leads@trophy.com



**PROPERTY ADDRESS:**

00 400th Ave  
Wever, IA 52658

**PRICE:** \$359,100

**ACRES:** 131

**COUNTY:** Lee

**PROPERTY DESCRIPTION:**

131+/- acres of excellent recreation land located just east of Wever, IA in the Green Bay bottoms. The deer and turkey hunting is good and with some work the waterfowl hunting could be great with it being up against the Mississippi River. The farm currently generates \$3,750 from the cropland and approximately 50 to 60 acres could qualify for WRP per the county NRCS. Access into property is by way of 35' easement from 400<sup>th</sup> Avenue. Skunk River access and Blackhawk Bottoms is just 1.5 miles due north.

*This listing is in cooperation with United Country iAuction & Realty*

**PROPERTY HIGHLIGHTS:**

- 131 +/- acres
- Iowa recreational ground
- Deer & turkey hunting
- Income producing tillable ground
- Possible WRP ground per county NRCS
- Access to property through easement from 400th Avenue
- Skunk River access nearby
- Blackhawk Bottoms access nearby



**PRESENTED BY:**

**JASON WALLINGFORD**

**Broker**

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Trophy Properties and Auction

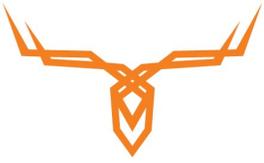
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**TROPHY**  
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**TAXES:** \$634

**TAX YEAR:** 2016

**TILLABLE:** 12 Acres

**TIMBERED:** 119 Acres

**PASTURED:** 0 Acres

