

RESIDENTIAL LAND FOR SALE

2761 Nordic Hills Rd

Parcel Size 0

Date Listed

08/17/2024

Decorah, Iowa

Listing ID

GL-1726571621

United States

Listed by: Realtyww Info

Asking Price

\$900,000

For more information, visit:

<https://www.globallistings.com/11577205>

Overview

Nestled in the heart of Winneshiek County, Iowa, this 70 acre recreational haven is a dream come true for outdoor enthusiasts and those aspiring to build their dream home. This meticulously managed property offers multiple buildable sites, providing the perfect canvas for your dream residence. The centerpiece of this farm is its 15.22 acres of cropland that have been planted into food plots, including a rotation of clover, corn, soybeans, and brassicas. These food plots have become the destination area for the entire neighborhood. Designed with excellent access in mind, the property's topography allows for undetected entry to strategically placed blinds, with prevailing winds in your favor. Surrounding the food plots, the remaining cropland has been transformed into a thriving mix of native warm-season grasses and a diverse array of trees, including 2, 200 newly planted trees from 2019. This extensive cover not only enhances the farm's ability to support a robust deer population but also provides crucial nesting habitat for pheasants and turkeys. A professionally developed forest stewardship plan, implemented in 2017, has optimized the timber's potential, resulting in a well-managed forest predominantly featuring black walnut and various oaks. Key timber management practices—such as edge feathering, weed tree removal, and small clear cuts—have created excellent bedding areas and horizontal cover, which provides the cover and security desired by mature whitetails. A small pond added to the center of the farm completes the habitat. In addition to its natural amenities, the property boasts a fully insulated shop, equipped with water and electric heat. This versatile space serves as both a storage facility and a prime location for game processing, offering a comfortable retreat. The property also features on-site electricity, a well, and soon to come fiber optic internet, making it a fantastic opportunity for further expansion. Located just a short distance from Decorah, this turn-key recreational property combines exceptional natural features with thoughtful infrastructure, making it a highly desirable gem in the Midwest, offering both immediate enjoyment and future potential. Property Address: 2761 Nordic Hills Drive, Decorah, IA 52101 Property Features: -Heated Shop -Well -Electricity -Established Food Plots -Thriving Populations of Deer, Turkey, and Pheasants - Professionally Managed Timber -Significant Present and Future Timber Value Owner is a licensed real estate agent. Buyers agents welcome.

For more details:

Listed by: Nick Hopp

[Contact](#)

[Email](#)

[Phone](#)
