

LAND FOR SALE

Decatur County, IA

2.74
+/- ACRES



ETHAN STUBBS

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**HIGH POINT
LAND COMPANY**

HIGHPOINTLANDCOMPANY.COM

SCAN FOR
MORE INFO



REAL ESTATE LICENSE:
S71472000



SUMMARY OF PROPERTY

2.74+/- Acres • Decatur County, IA

Listing Price: \$80,000

Description: Discover the potential of this exceptional 2.74+/- acre property located just west of Leon in Decatur County, IA. This buildable tract offers a prime location with power and water conveniently close by, making it an ideal site for your future home or investment.

Boasting excellent highway frontage, this property ensures easy access and high visibility. Nestled right next to the Decatur County Gold and Country Club, you'll enjoy the benefits of being near this exclusive recreational facility. Imagine the convenience of golfing just steps from your door.

One of the standout features of this property is its scenic overlook of a tranquil pond, providing a serene and picturesque backdrop. The combination of its prime location, amenities, and natural beauty makes this property a rare find with tremendous building potential.

Property Address: TBD Hwy 2, Leon, IA 50144

Property Features:

- 2.74+/- acres
- Proximity to power and water
- Excellent highway frontage for easy access
- Adjacent to Decatur County Golf and Country Club
- Scenic pond views
- Tremendous potential for building your dream home

Don't miss this opportunity to secure a remarkable piece of land with so much to offer. Whether you're looking to build a custom home or make a smart investment, this property is a must-see. Explore the possibilities and envision your future in this prime location today!

100,000
ACRES SOLD

PROPERTY PHOTOS



100,000
ACRES SOLD

PROPERTY PHOTOS



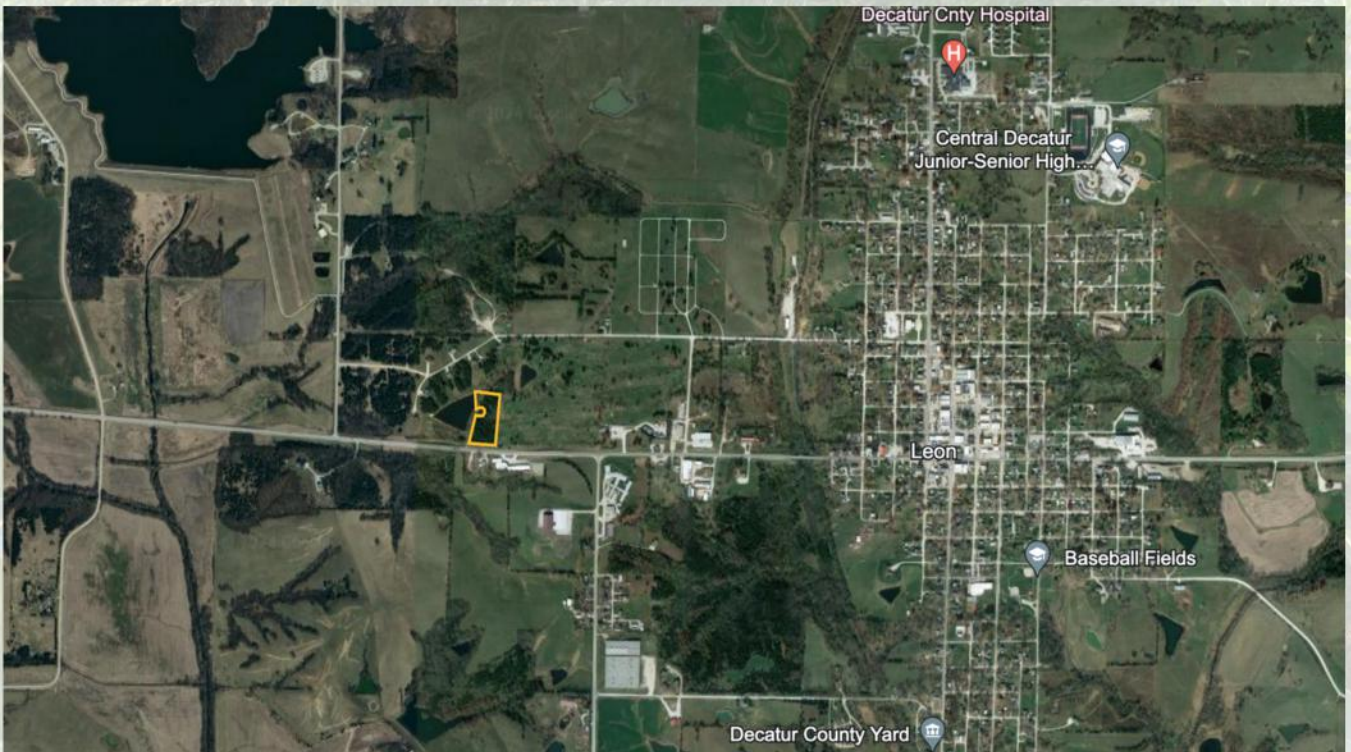
100,000
ACRES SOLD

PROPERTY PHOTOS



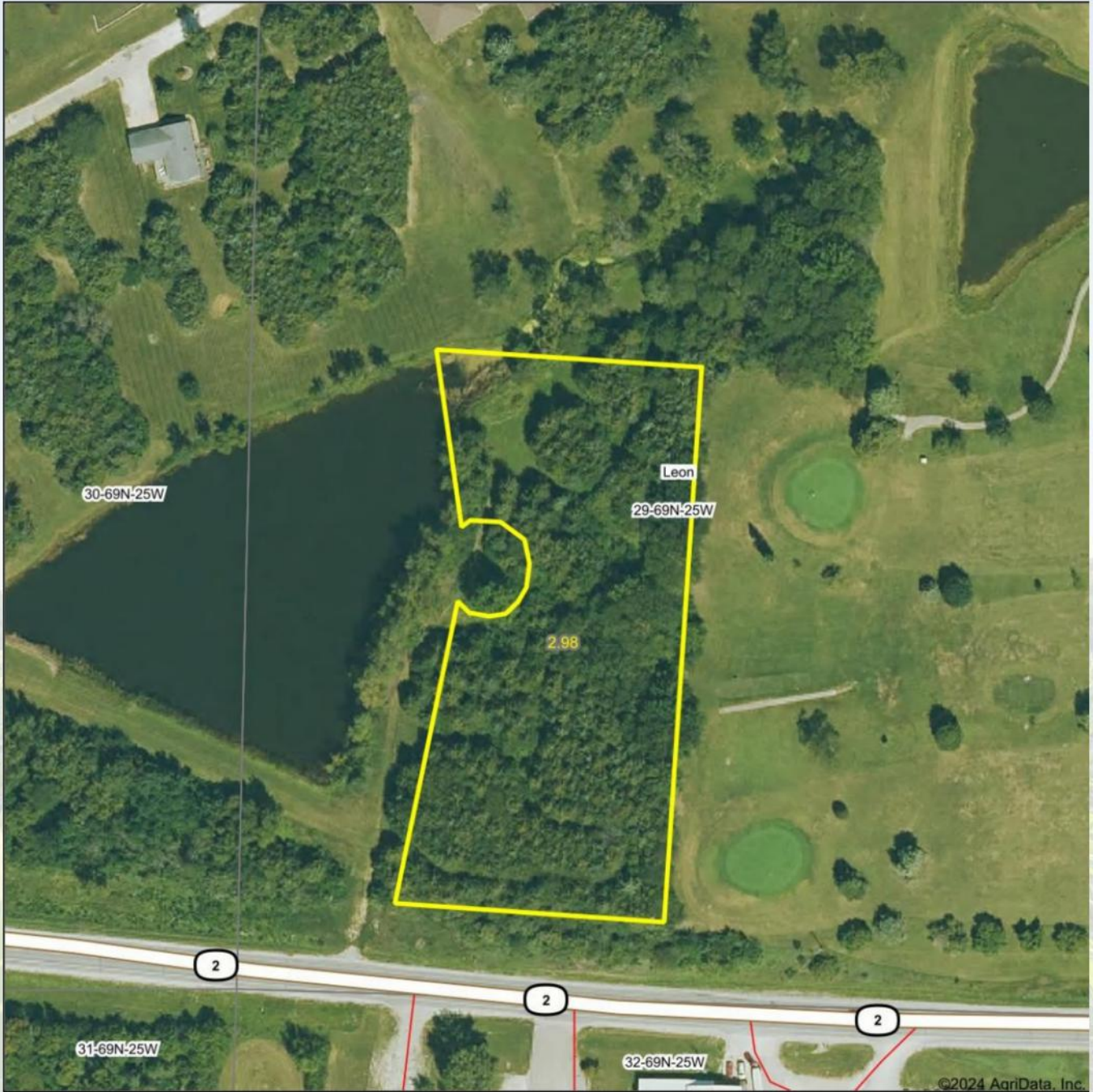
100,000
ACRES SOLD

AERIAL PHOTOS



100,000
ACRES SOLD

AERIAL MAP



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Boundary Center: 40° 44' 26.65, -93° 45' 56.19

29-69N-25W
Decatur County
Iowa

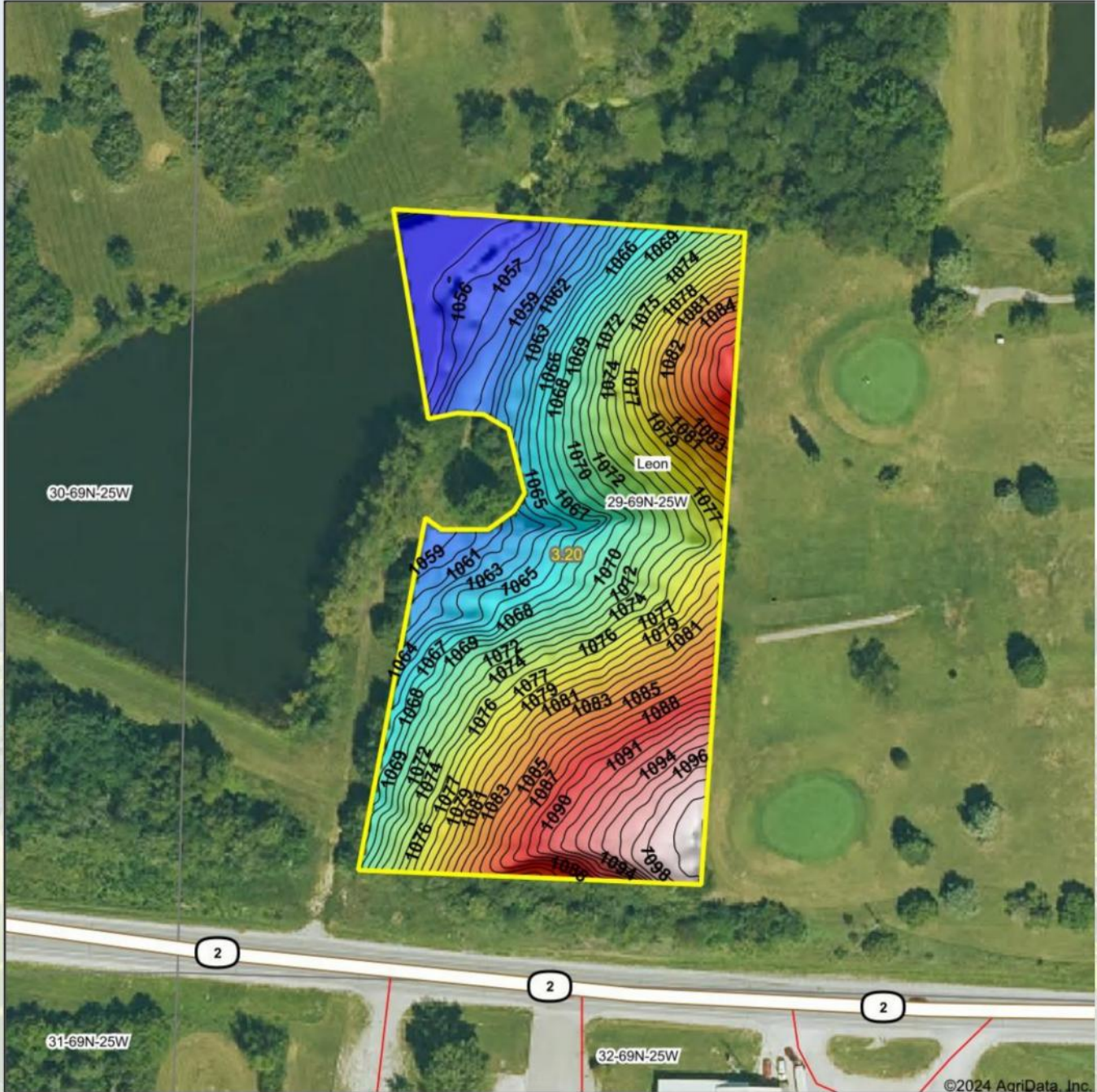
0ft 155ft 310ft



7/3/2024

100,000
ACRES SOLD

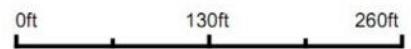
TOPOGRAPHY MAP



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Source: USGS 1 meter dem
 Interval(ft): 1
 Min: 1,054.7
 Max: 1,099.9
 Range: 45.2
 Average: 1,073.9
 Standard Deviation: 11.32 ft



29-69N-25W
 Decatur County
 Iowa

Boundary Center: 40° 44' 26.69, -93° 45' 56.18



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Maps Provided By:



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Wetlands Map



State: **Iowa**
 Location: **29-69N-25W**
 County: **Decatur**
 Township: **Leon**
 Date: **7/3/2024**



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0ft 233ft 466ft

Classification Code	Type	Acres
R4SBA	Riverine	0.06
Total Acres		0.06

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

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