

**Premier 340± Acre Recreational Estate with 4 Bedroom
Home, Argyle, IA**
1537 270th St
Argyle, IA 52619

\$2,755,000
340± Acres
Lee County



Premier 340± Acre Recreational Estate with 4 Bedroom Home, Argyle, IA
Argyle, IA / Lee County

SUMMARY

Address

1537 270th St null

City, State Zip

Argyle, IA 52619

County

Lee County

Type

Hunting Land, Recreational Land, Residential Property

Latitude / Longitude

40.569118 / -91.612413

Dwelling Square Feet

4,480

Bedrooms / Bathrooms

4 / 2.5

Acreage

340

Price

\$2,755,000

Property Website

<https://legacylandco.com/property/premier-340-acre-recreational-estate-with-4-bedroom-home-argyle-ia/lee/iowa/107266/>



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PROPERTY DESCRIPTION

Premier 340± Acre Recreational Estate with Luxury Home, Income-Producing Farmland, and Exceptional Wildlife Habitat

Welcome to an extraordinary opportunity to own a premier recreational and hunting property in southeastern Lee County. This remarkable 340± acre estate features a spacious 4,480-square-foot residence, multiple outbuildings, stocked ponds, income-producing farmland, and some of the finest deer and turkey habitat the region has to offer.

Extensively developed and professionally managed by Taz Timbers Outdoors, this property has been thoughtfully designed to maximize wildlife habitat, hunting success, and recreational enjoyment. The hard work has already been completed, allowing the next owner to simply enjoy and maintain the property or further customize it to their vision.

The well-appointed home offers four bedrooms, two and one-half bathrooms, two bonus rooms, a large living room complete with a pool table, a spacious eat-in kitchen featuring an island and stainless-steel appliances, first-floor laundry, and an attached two-car garage. A composite rear deck provides the perfect place to relax and take in the surrounding landscape. From the comfort of the living room, enjoy views overlooking one of the property's established food plots and frequent wildlife activity.

Additional improvements include a 24' x 50' outbuilding, a 40' x 65' outbuilding, and a 25' x 40' outbuilding with a concrete floor providing ample space for equipment, storage, and recreational vehicles.

The land itself is truly exceptional. Features include three stocked ponds near the residence, an extensive network of established UTV trails, strategically placed food plots with watering holes, elevated Redneck box blinds, one additional pond, and a meandering creek enhanced with four hard-surface crossings. Approximately 75± acres of productive tillable ground generate \$15,000 annually in rental income and are leased for the next two years. Large creek crossings have been installed to provide convenient access for big farm equipment to the rear tillable acres and makes food plot maintenance a breeze.

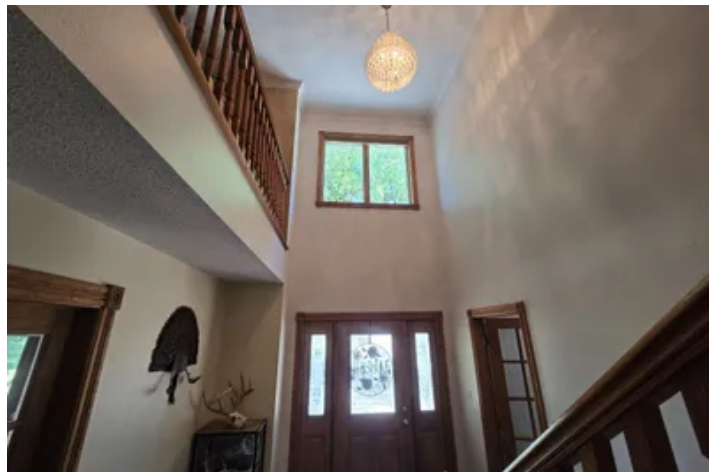
Wildlife management has been a central focus of this property's development. Through years of habitat improvements and selective harvest practices, Taz Timbers Outdoors has created an outstanding environment that attracts and sustains healthy populations of mature whitetail deer and wild turkey. Every harvest has been carefully managed and aged to support long-term herd and flock health, resulting in a property that consistently offers exceptional hunting opportunities.

Whether you are seeking a private hunting retreat, a family recreational getaway, or a legacy property with income-producing potential, this rare Lee County offering delivers on every level.

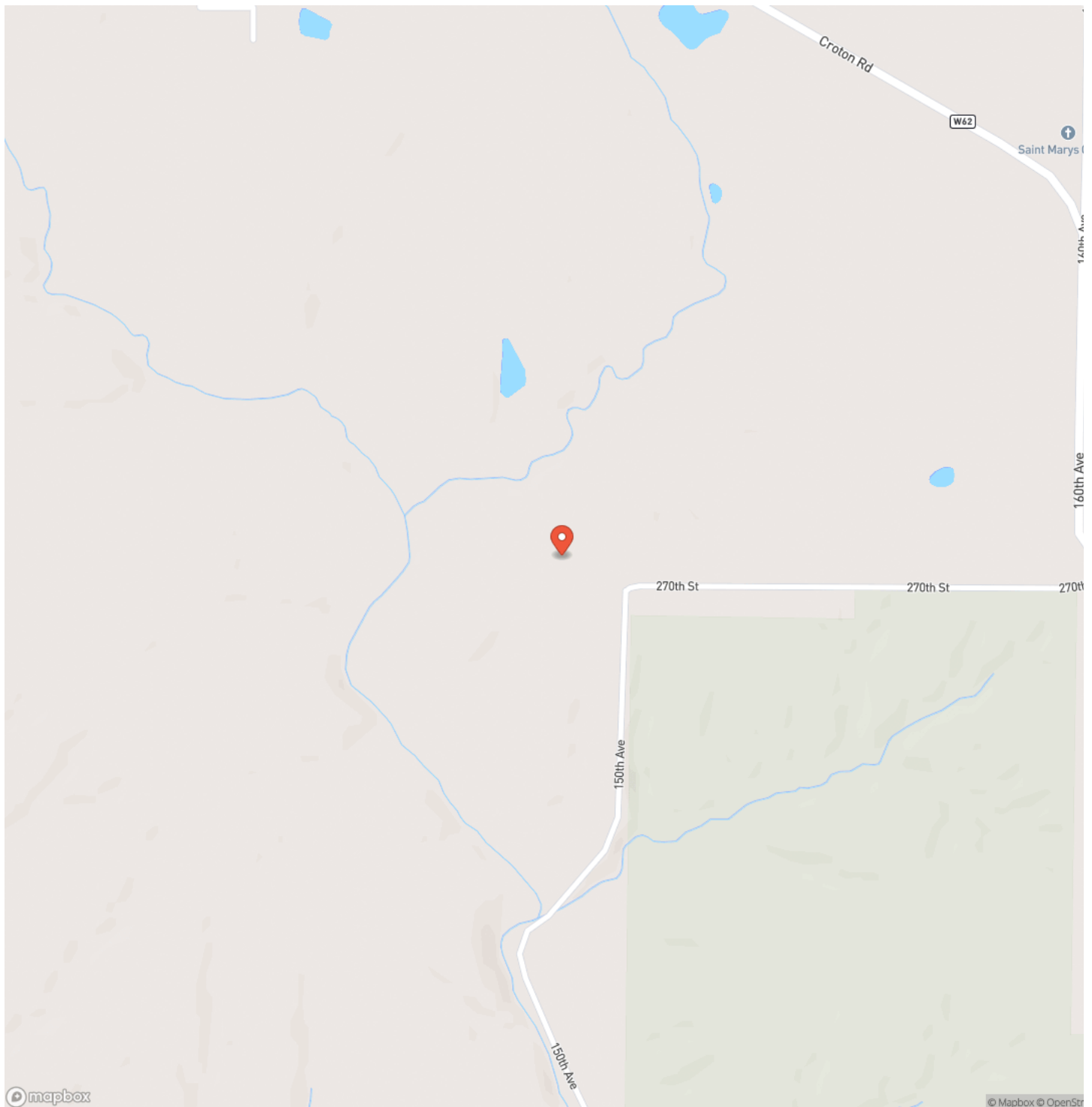
Contact your Legacy Land Listing Agent Bill Kennedy, [815-262-9028](tel:815-262-9028) / bkennedy@legacylandco.com, for your private tour!

Proof of funds or ability will be required to view what this amazing property holds.

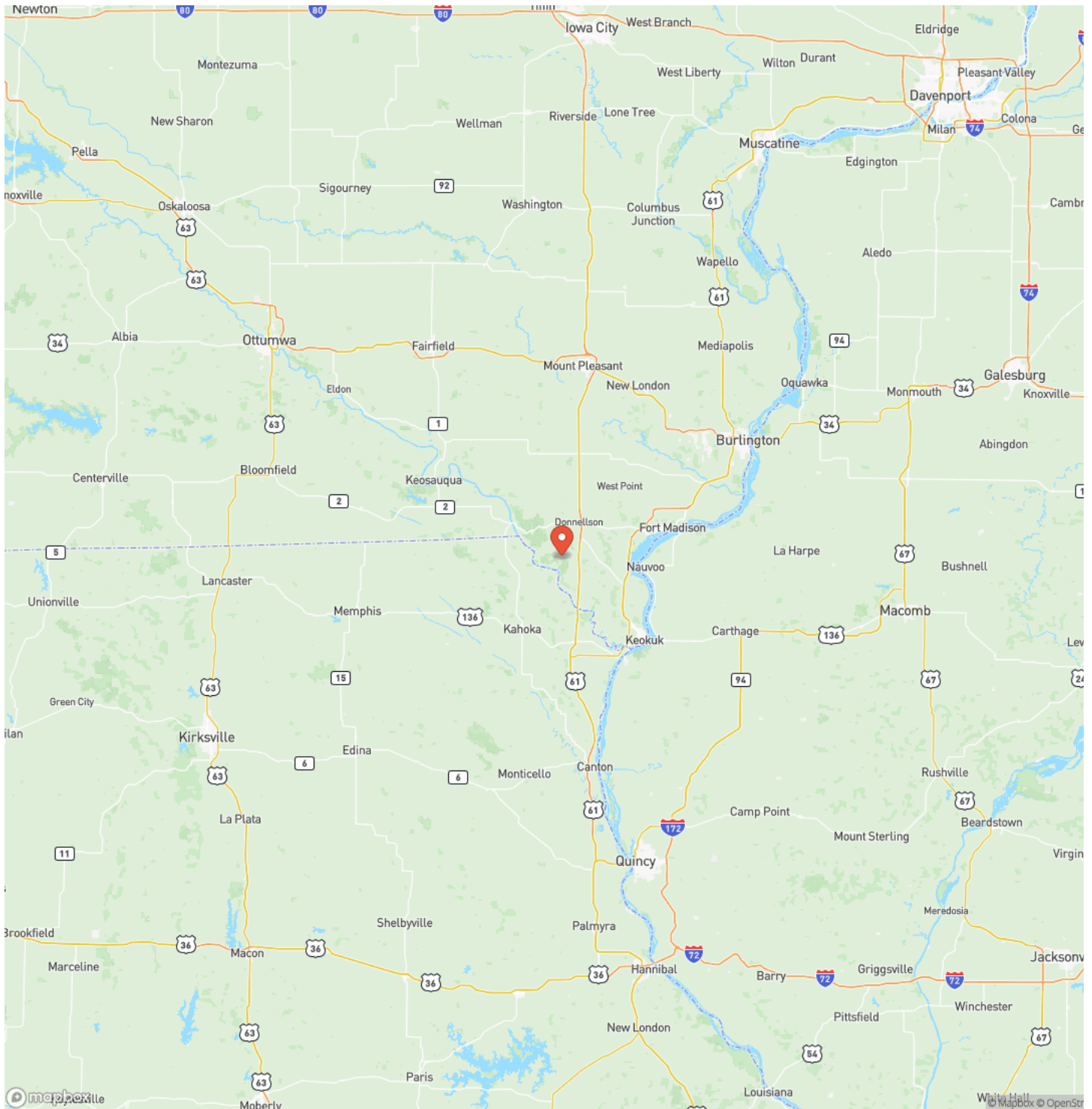
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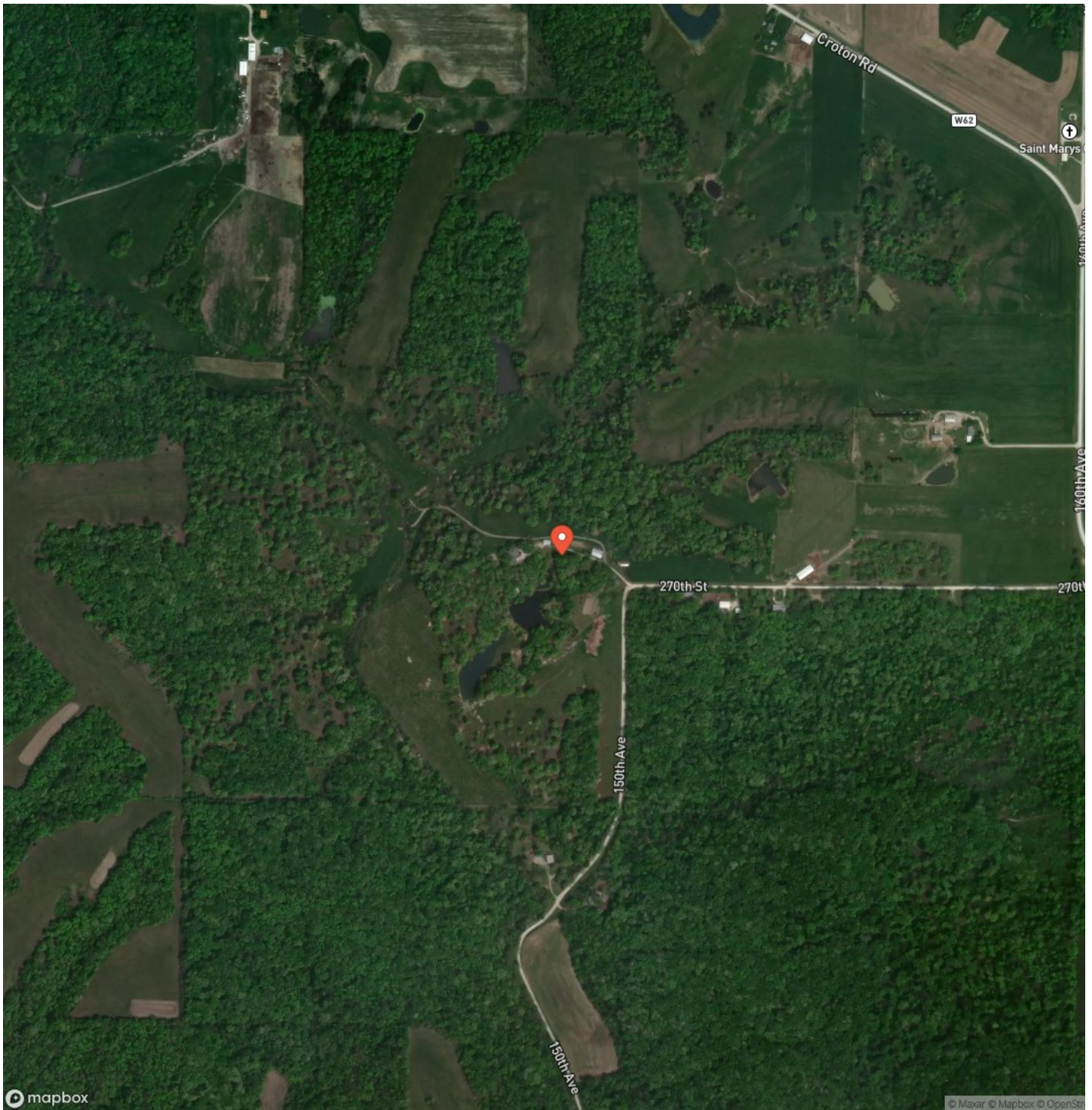
Locator Map



Locator Map



Satellite Map



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Argyle, IA / Lee County

LISTING REPRESENTATIVE

For more information contact:



Representative

Bill Kennedy

Mobile

(815) 262-9028

Email

bkennedy@legacylandco.com

Address

109 N Liberty St

City / State / Zip

Rushville, IL 62681

NOTES



This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



MORE INFO ONLINE:
<https://legacylandco.com/>

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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