

LAND AUCTION



97.17 AC± | 1 TRACT | LINN CO, IA

AUCTION:

LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://ranchandfarmauctions.com)

AUCTION DATE: 4/27/23 | AUCTION TIME: 5 PM

OPEN HOUSES: 4/8 & 4/14 TIME: 2:00-6:00 PM

**AUCTION LOCATION: CAMP WAUBEEK
HANFORD PAVILLION, BOY SCOUT ROAD
WAUBEEK IOWA/ CENTRAL CITY IOWA**

Opportunities to acquire properties like this happen so rarely that you forget the last time I saw it. The camp has been under the same ownership and care since the 1960's. As the camp grew in popularity, so did the ecological management plans. As you wander through the mature hardwood ridges, it is amazing to think that no logging has been done in the timber for almost 65 years. It is such a classic mature timber that you can see the tree species change as you descend in elevation toward the Wapsipinicon River. With almost 1/2 mile of river frontage, grabbing a seat to take in the stunning views are very easy. The steep limestone bluffs that fall straight to the river only allow specific ways to the riverbank, but it doesn't matter! The longstanding attention to keeping the habitat "native Iowa" is around every corner. Meticulous care and stewardship have been utilized, never losing sight of the future. Touring these grounds, it is easy to notice that all the outdoor and environmental ethics that the scouting community has lived by for so many years.



The north grounds are sprawling with several buildings and outbuildings on property. A large machine shed, cold storage building, heated cabin (Health Lodge), and the crown jewel, the Hanford lodge are the primary structures. There is a full shower house, and other outbuildings used for storage throughout the grounds. The Hanford is a wonderful sized lodge, with an industrial kitchen, and a full basement. The stone fireplace is a warming touch to the building. There is ample space for storage and additional bathrooms if you choose.

The health lodge was the residence for the camp ranger for years. The lodge/house has a rustic look to the outside but the amenities inside are more than you expect. It is the only building on the property that is heated year round. There are 3 bedrooms and 2 baths, a kitchen, and a small family room. Pending the outcome of the TOT, this can be a permanent residence.

The other lodges on the property are very well built and rustic. They are designed to house several campers per day. Wood stoves are the primary source of heat. They are a fantastic structure for what they are designed for!

A quick walk to the west from the Hanford allows you to get to some of the amazing views of the river this property has. This stretch of river, in my opinion, is one of the best walleye and smallmouth bass areas. Deep, long running holes, with many limestone boulders make wonderful habitat. Canoeing, floating, swimming, and fishing can all be "right out" your back door! To the South of the Hanford and situated in the middle of the property is the large mowed open area. With several acres to work with the options for this space are numerous

An internal trail system allows for wonderful utilization of the property. You could hike, horseback ride, or use an ATV to explore your new dream property. Hunting will be everything you expect in an eastern Iowa property, there is no doubt. However, one of the striking features of the property is how you can use the property for so many different activities. The property is laid out for a corporate retreat, a private residence, hobby farm or organic farm, or a campground. If you can dream it in the country, I am pretty sure this property can accomplish it!

The South portion of the property is almost exclusively mature timber. The road frontage leads to a couple of campsites that are carved into the timber. These locations are the trail heads to the trail system feeding this property.

These hardwood ridges and valleys all feed down to the river. This makes for a quick hike or ATV access to some of the best boating and fishing on this stretch of river. The habitat for wildlife is all around you. While taking photographs, the turkeys were gobbling constantly, and on almost every ridge, you can jump a deer from its bed.

This area gives the feel of more seclusion, with the mature timber running to the road. The raw, untouched timber quickly engulfs you as you descend further from the road. It is undoubtedly a fantastic property to hunt, fish, and recreate in any form you desire. This easily could be one of the best recreational properties that this county has to offer. The pristine habitat, the views, and the serenity are something you must see.



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

GRANT OLSON, AGENT: 319.551.2410 | grant.olson@whitetailproperties.com

CODY LOWDERMAN, IA AUCTIONEER: 309.313.2171 | cody.lowderman@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

Ranch & Farm Auctions is a licensed trade name of Whitetail Properties Real Estate LLC | Richard F Baugh, Iowa Broker License # B57515100 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332
Grant Olson, Iowa Land Specialist for Whitetail Properties Real Estate, LLC, 319.551.2410 | Cody Lowderman, IA Auctioneer, B64012000