

*Parker Realty presents...*

## Lot 7 Blue Heron Dr Guttenberg, IA



<b>Listing Price:</b>	\$118,000	<b>Lot Size:</b>	3.95 Acres
<b>Taxes:</b>	\$ 646	<b>Building:</b>	None
<b>School District:</b>	Clayton Ridge Schools	<b>Utilities:</b>	Electricity/ Water to property

Listing Agent: Dan Parker Ph- 563-880-0273

### **Mississippi River View Lot**

Parker Realty  
510 Herder Street Guttenberg, Iowa 52052  
Business Phone: (563) 252-4406 Cellular Phone: (563) 880-0273  
Licensed in Iowa  
[www.danparkerrealestate.com](http://www.danparkerrealestate.com)

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This almost 4 acre building lot has an Awesome view of the upper and lower channel of the Mississippi River. Large wooded lot with many different looks and locations to build the dream home of a lifetime. Access just off Hwy 52 in the River Ridge South (Eagles Gate) subdivisions on the bluffs above the River. One of the larger and best buildable lot with wooded point overlooking the Mississippi River view. Shared well already in place and well agreement with neighbors. Plats and covenants are available upon request.



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