

LAND

FOR SALE

Van Buren County, IA

73.94
+/- ACRES

Broker- Jacob Hart: Lic# MN-40438432 IA-B635461000 WI- 58203-90 MO-2022039556 CO-ER100093474 Phone# 507-259-1065

SCAN FOR MORE INFO



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HIGH POINT
LAND COMPANY

www.HIGHPOINTLANDCOMPANY.COM

Real Estate License:
S71472000

513 W Bremer Ave
Waverly, IA 50677





Summary of Property

73.94+/- Acres • Van Buren County, IA

Listing Price: \$765,000

DESCRIPTION

Introducing a prime real estate opportunity nestled in the heart of Van Buren County, Iowa, renowned as one of the state's finest whitetail deer hunting counties. This expansive 73.94+/- acre tract offers a wealth of natural beauty and exciting possibilities for outdoor enthusiasts and investors alike.

Situated just 3 miles southeast of Keosauqua, this property boasts a tranquil and secluded setting, offering privacy and serenity amidst the picturesque Iowa countryside. The land features a diverse landscape, combining rolling hills, open meadows, and pockets of dense woodland, creating the perfect habitat for an abundance of wildlife, including the giant whitetail deer that roam the area.

One of the standout features of this property is a pristine, secluded pond that has been thoughtfully stocked, providing a perfect spot for fishing enthusiasts to indulge in their passion. Whether you prefer casting a line, or simply enjoying the soothing sounds of nature, this serene pond is a true asset to the property.

Adding to the appeal of this exceptional real estate opportunity is a cell phone tower located on the premises, generating a steady annual income of \$4,600.36. This lucrative feature enhances the property's value and presents an attractive investment opportunity for potential buyers.

As you explore the vast acreage, you'll discover an array of possibilities for development or personal use. Whether you are thinking of building your dream home, establishing a private hunting retreat, or embarking on an agricultural venture, this tract offers the flexibility to bring your vision to life. The convenient location of this property ensures easy access to nearby amenities, services, and recreational opportunities. Keosauqua, a charming town with a rich history is just a short drive away, providing access to shops, restaurants, and community events.

For non-resident use, this tremendous Zone 6 tract can be destination food sources in one of the best neighborhoods in Van Buren County. This combined with the ease of application in this zone makes this piece an incredibly attractive tract for a nonresident deer hunter looking to embark on a dream hunt chasing the elusive Iowa Whitetail.

This remarkable 73.94+/- acre tract in Van Buren County, IA offers an unparalleled opportunity to own a piece of Iowa's most coveted whitetail deer hunting neighborhood. With its secluded stocked pond, an annual income from the cell phone towers, and proximity to Keosauqua, this property is a true gem waiting to be discovered. Embrace the potential and make this stunning piece of land your own, where adventure and tranquility seamlessly blend to create an extraordinary lifestyle.

Property Address:

TBD 245th Street, Keosauqua, IA 52565

Property Features:

- Buildable
- Income Producing
- Hunting Tract
- Secluded Stocked Pond
- Excellent Neighborhood
- Productive Soils

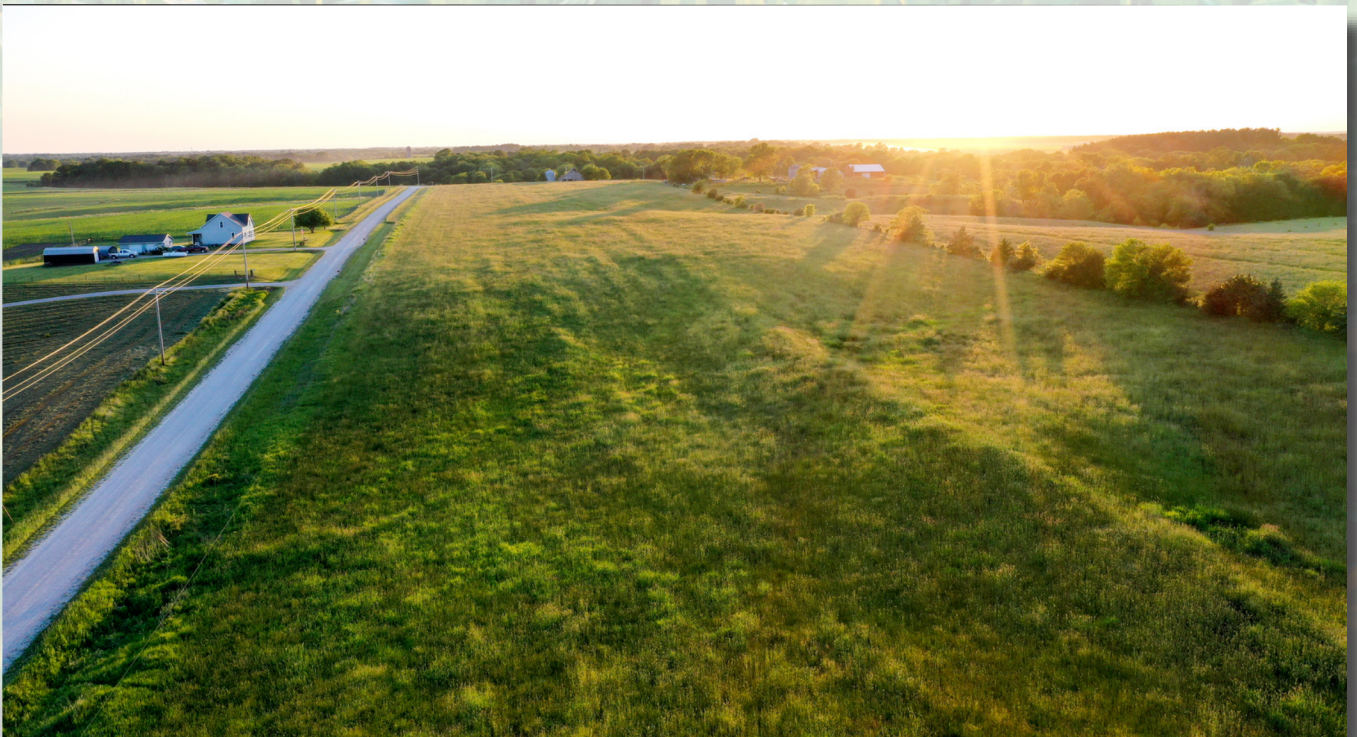
75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

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75,000
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Property Photos



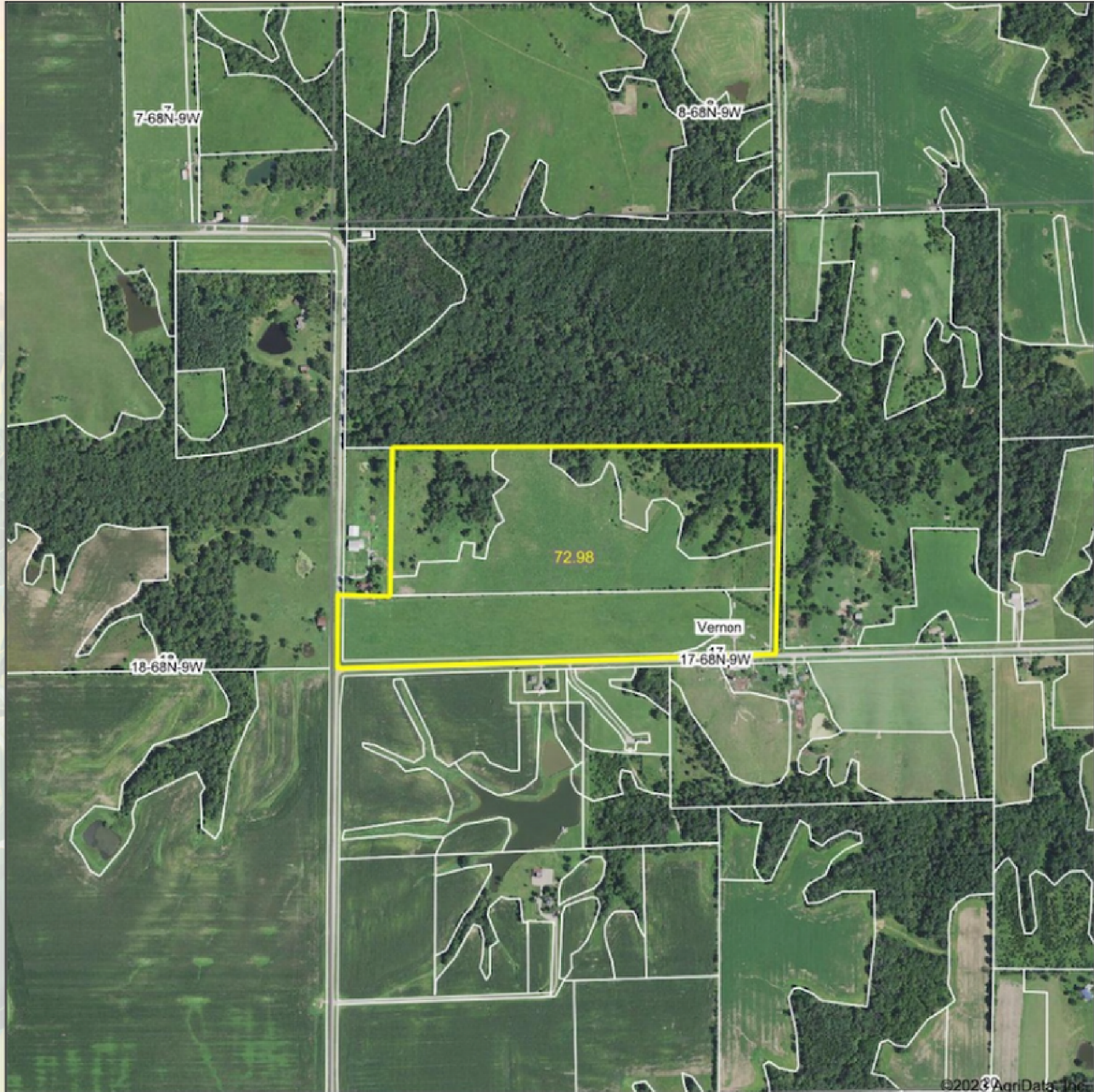
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Aerial Map



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Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008

Map Center: 40° 41' 27.69, -91° 55' 32.15

0ft 943ft 1886ft

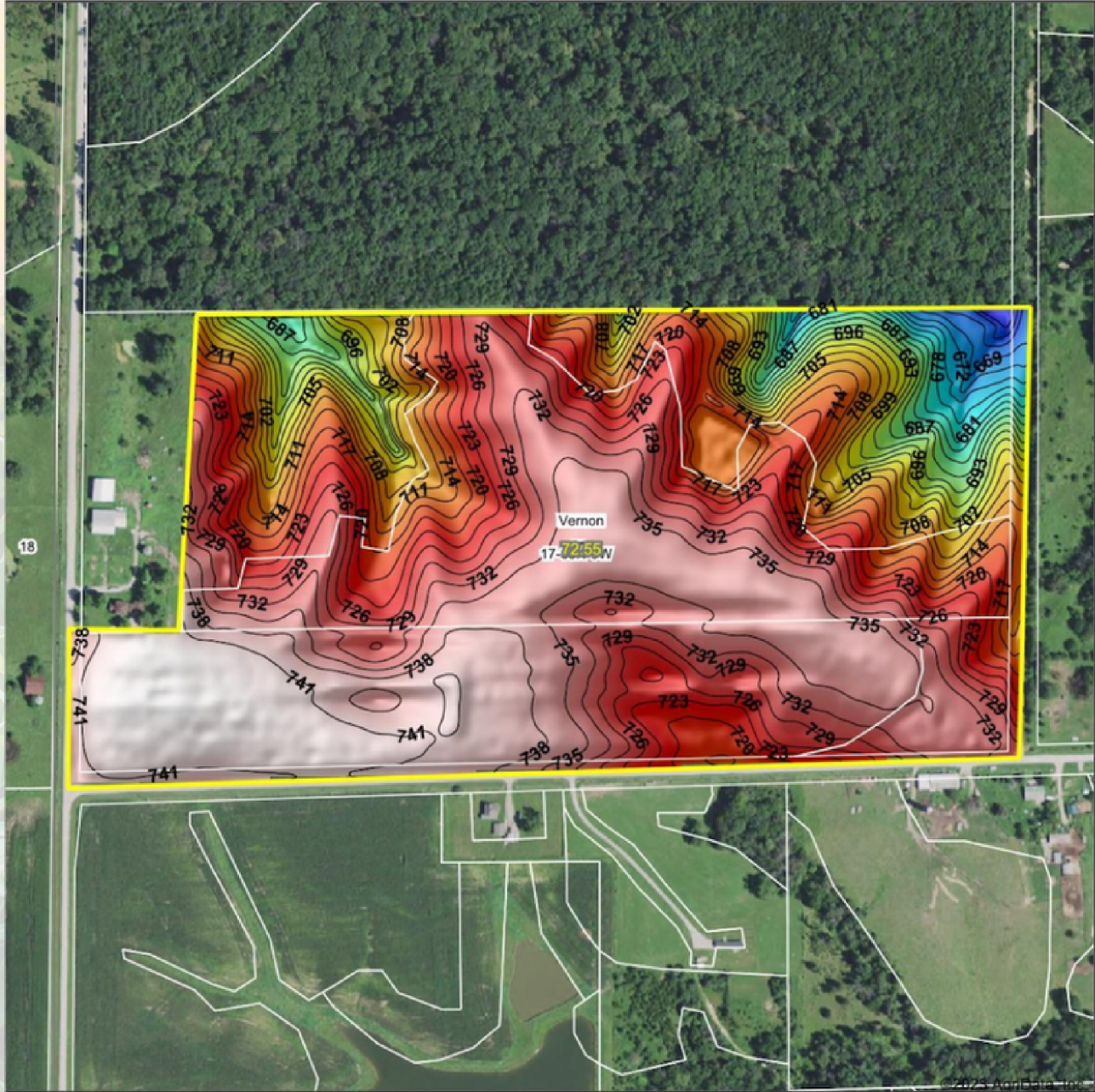
17-68N-9W
Van Buren County
Iowa



5/29/2023

75,000
ACRES SOLD

Topo Hillshade Map



Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008

Source: USGS 3 meter dem
Interval(ft): 3
Min: 656.5
Max: 743.8
Range: 87.3
Average: 722.5
Standard Deviation: 17.03 ft



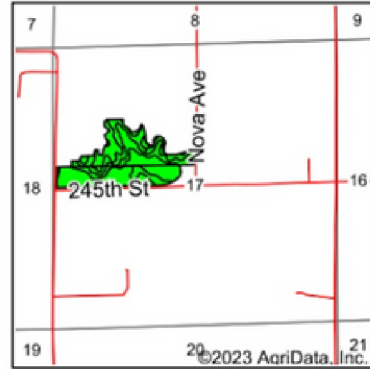
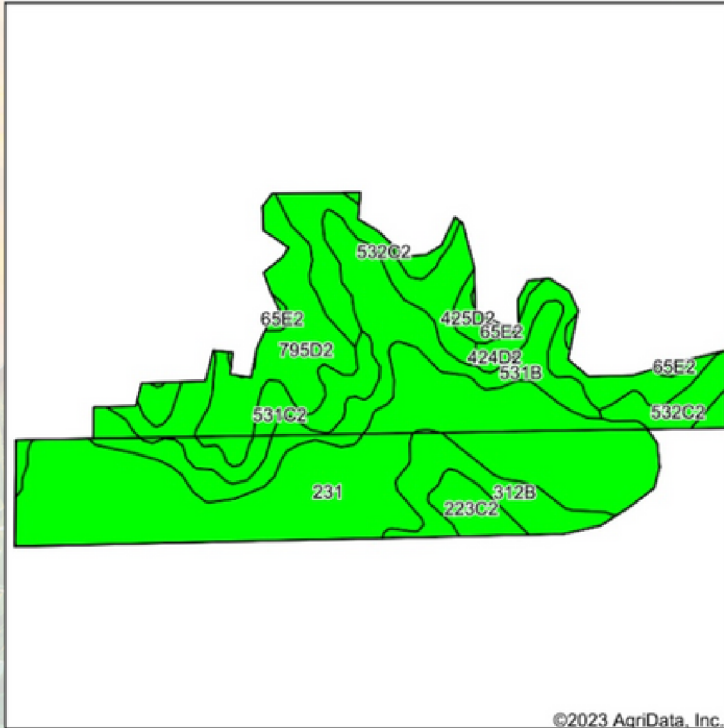
5/29/2023

17-68N-9W
Van Buren County
Iowa

map center: 40° 41' 27.69, -91° 55' 31.46



Soils Map



State: **Iowa**
 County: **Van Buren**
 Location: **17-68N-9W**
 Township: **Vernon**
 Acres: **43.48**
 Date: **5/29/2023**




Soils data provided by USDA and NRCS.

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Area Symbol: IA177, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
231	Edina silt loam, 0 to 2 percent slopes	17.31	39.8%		Illw	59	63	70	70	69	64
531B	Kniffin silt loam, 2 to 5 percent slopes	6.34	14.6%		Ille	55	54	71	64	71	66
795D2	Ashgrove silty clay loam, 9 to 14 percent slopes, moderately eroded	5.06	11.6%		IVe	7	8	50	50	46	39
532C2	Rathbun silty clay loam, 5 to 9 percent slopes, moderately eroded	4.54	10.4%		Ille	44	28	71	71	61	51
531C2	Kniffin silty clay loam, 5 to 9 percent slopes, moderately eroded	3.03	7.0%		Ille	48	31	62	56	61	60
312B	Seymour silt loam, 2 to 5 percent slopes	2.62	6.0%		Ille	64	60	70	70	70	64
424D2	Lindley-Keswick loams, 9 to 14 percent slopes, moderately eroded	2.15	4.9%		IVe	27	15	62	62	56	48
223C2	Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded	1.11	2.6%		IVw	45	22	60	60	52	46
425D2	Keswick clay loam, 9 to 14 percent slopes, moderately eroded	0.80	1.8%		IVe	8	12	52	51	52	38
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	0.52	1.2%		Vle	29	28	66	66	56	53

Soils data provided by USDA and NRCS.



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