

LAND

FOR SALE

Van Buren County, IA

31.79
+/- ACRES

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

SCAN FOR MORE INFO



Real Estate License:
S71472000

513 W Bremer Ave
Waverly, IA 50677

ETHAN STUBBS

608-306-1788

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HIGH POINT LAND COMPANY

www.HIGHPOINTLANDCOMPANY.COM





Summary of Property

31.79+/- Acres • Van Buren County, IA

Listing Price: \$330,000

DESCRIPTION

High Point Land Company is pleased to offer this outdoorsman's dream. We present 31.7+/- acres of prime hunting farm with incredible opportunities awaiting you. This remarkable property boasts an additional advantage - a steady stream of income from a cell tower generating \$4,600 annually. With this passive income, you can enjoy your hunting pursuits without worrying about finances.

The farm is abundant with marketable timber, offering both financial potential and a natural habitat for various wildlife. You'll have the opportunity to manage the timber resources while enhancing the hunting environment.

For those passionate about creating optimal hunting grounds, there are various food plot opportunities throughout the property. These strategically placed plots will attract and sustain your deer population, maximizing your hunting experience.

Easy accessibility is a key feature of this hunting farm, as it offers several points of access. Whether you prefer to approach from different directions or want convenience in moving equipment, this property ensures seamless movement.

There is also a beautiful stocked pond located on the property, offering year-round water for wildlife and scenic views of the Iowa countryside. The hunting community surrounding the area is known for its great whitetail population, promising thrilling experiences and bountiful rewards for avid hunters.

Property Address:

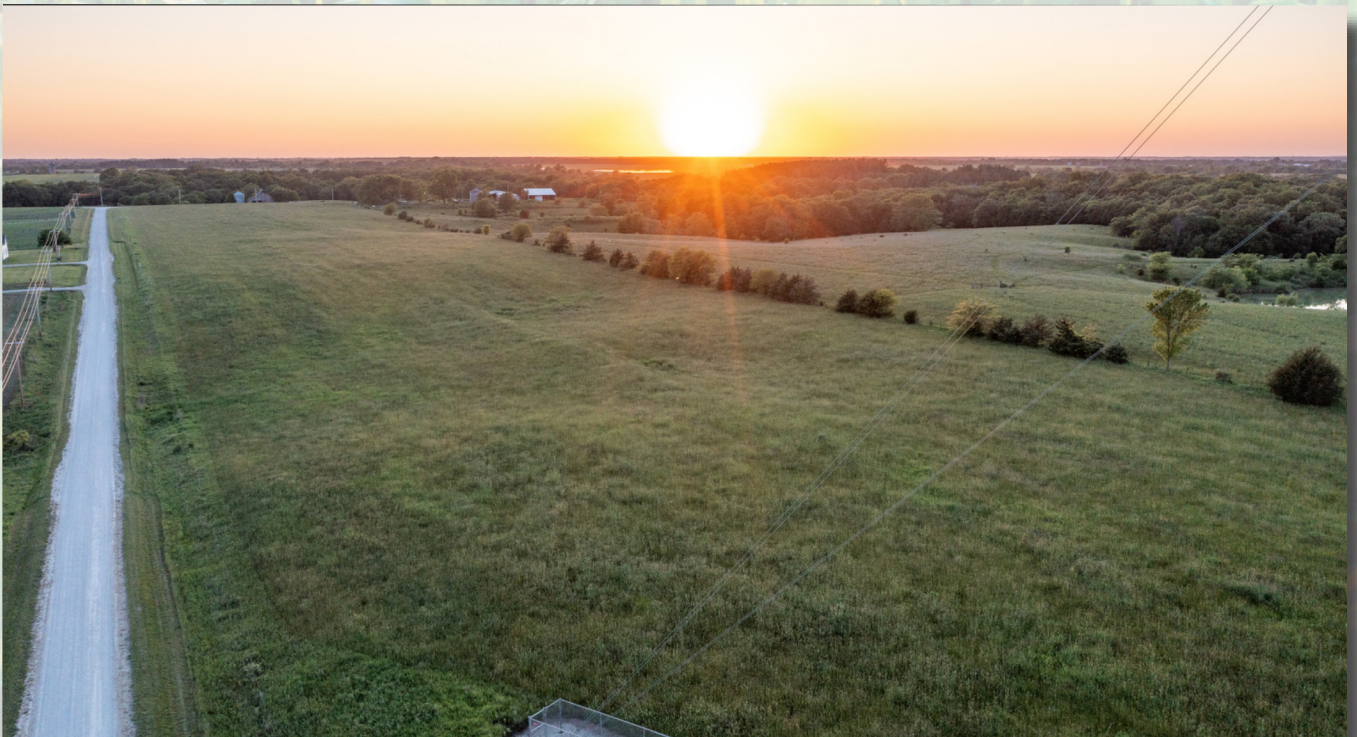
TBD Nickel Ave, Keosauqua, IA 52565

Property Features:

- Buildable
- Excellent Hunting
- Marketable Timber
- Pond Income Generating

75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

Property Photos



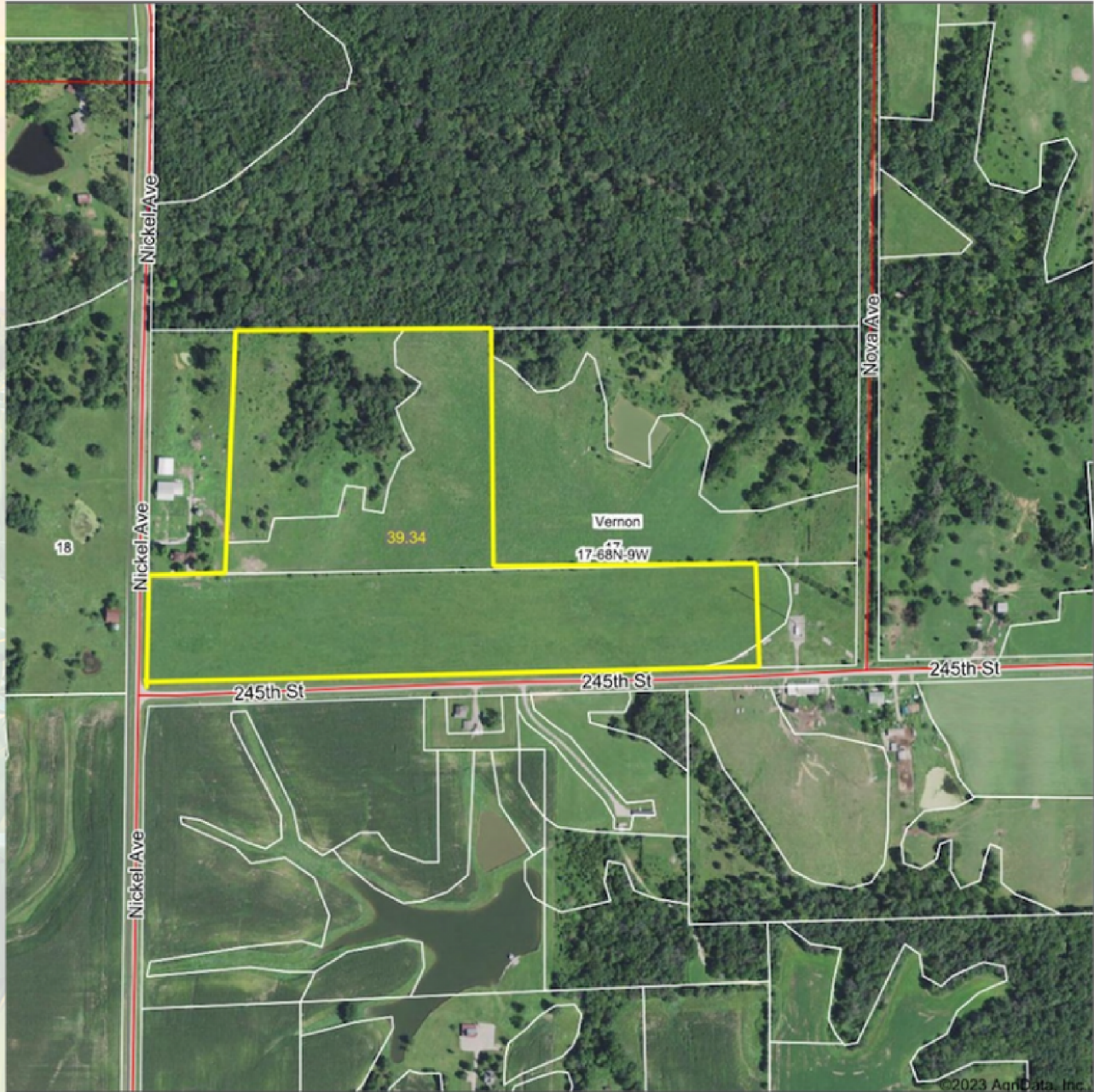
75,000
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Property Photos



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ACRES SOLD

Aerial Map



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Boundary Center: 40° 41' 27.28, -91° 55' 34.1

0ft 571ft 1141ft

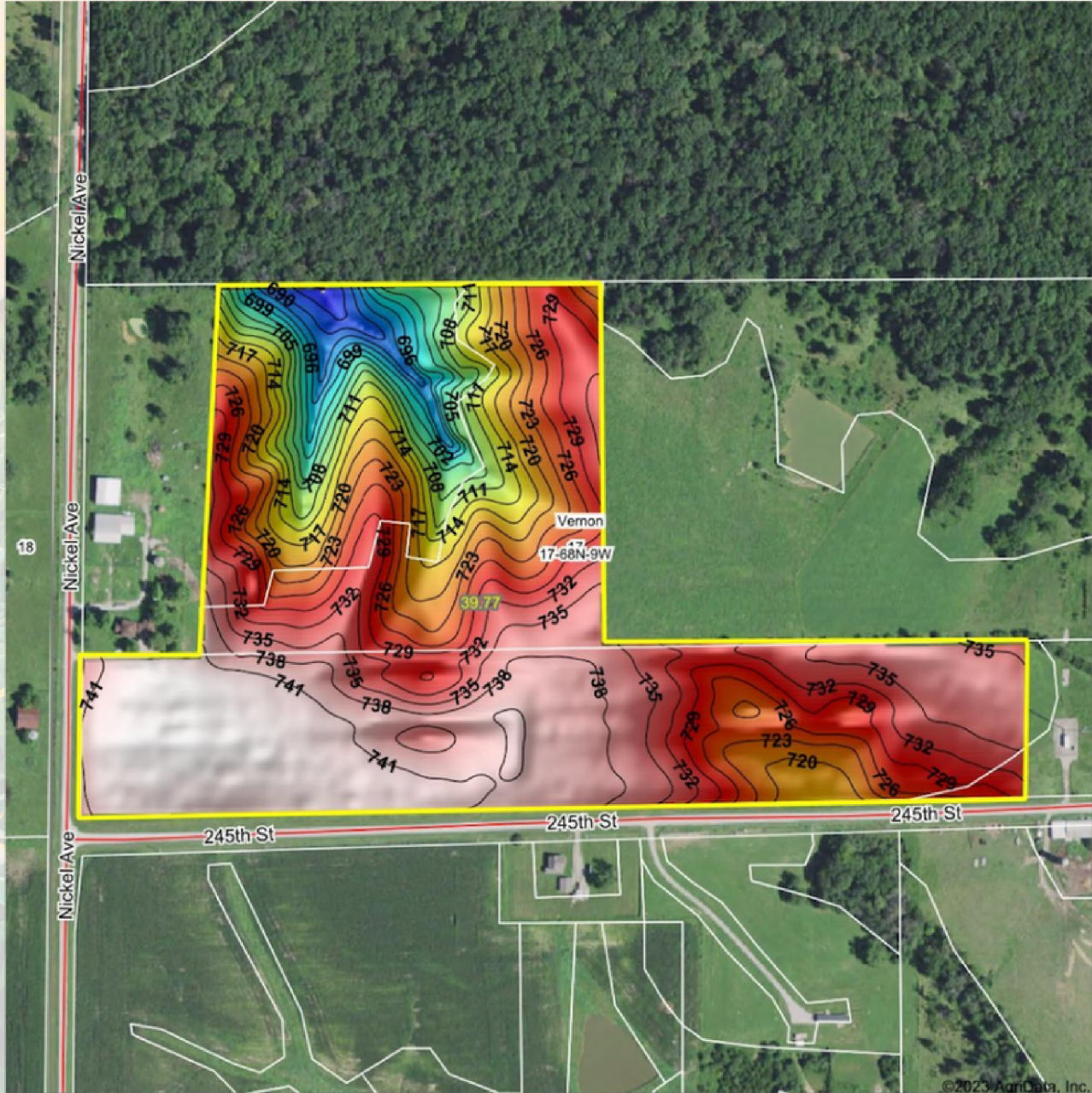
17-68N-9W
Van Buren County
Iowa



8/2/2023

75,000
ACRES SOLD

Topo Hillshade Map



Low Elevation High



HIGH POINT
LAND COMPANY

Maps Provided By:

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CUSTOMIZED ONLINE MAPPING

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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: 683.9

Max: 743.8

Range: 59.9

Average: 727.5

Standard Deviation: 13.16 ft

0ft 377ft 754ft



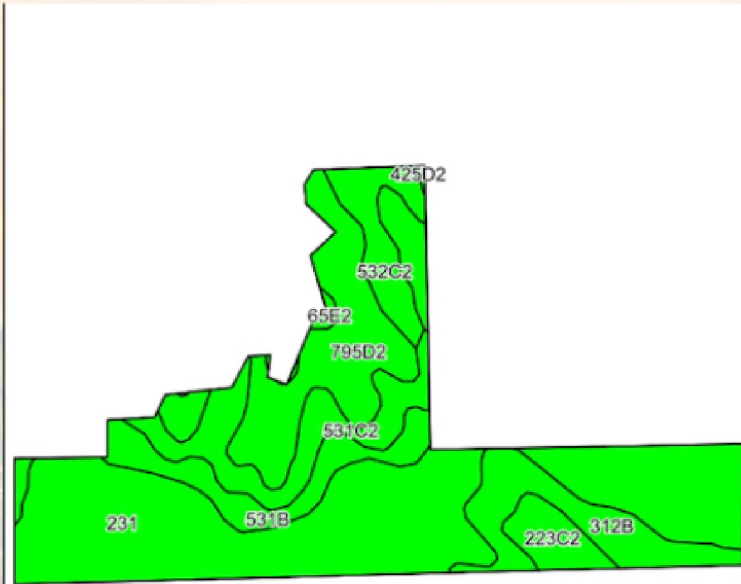
8/2/2023

17-68N-9W
Van Buren County
Iowa

Boundary Center: 40° 41' 27.37, -91° 55' 33.77

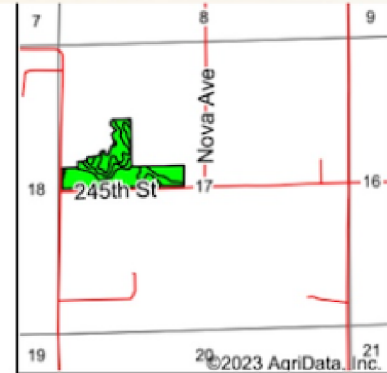


Soils Map



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Soils data provided by USDA and NRCS.



State: Iowa
 County: Van Buren
 Location: 17-68N-9W
 Township: Vernon
 Acres: 29.75
 Date: 8/2/2023



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	13.42	45.1%		Illw	59	63	70	70	69	64	
795D2	Ashgrove silty clay loam, 9 to 14 percent slopes, moderately eroded	4.82	16.2%		IVe	7	8	50	50	46	39	
531B	Kniffin silt loam, 2 to 5 percent slopes	3.08	10.4%		Ille	55	54	71	64	71	66	
531C2	Kniffin silty clay loam, 5 to 9 percent slopes, moderately eroded	2.89	9.7%		Ille	48	31	62	56	61	60	
312B	Seymour silt loam, 2 to 5 percent slopes	2.68	9.0%		Ille	64	60	70	70	70	64	
532C2	Rathbun silty clay loam, 5 to 9 percent slopes, moderately eroded	1.64	5.5%		Ille	44	28	71	71	61	51	
223C2	Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded	1.07	3.6%		IVw	45	22	60	60	52	46	
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	0.15	0.5%		Vle	29	28	66	66	56	53	
Weighted Average						3.21	48.1	46.2	*n 65.8	*n 64.5	*n 63.7	*n 58.3

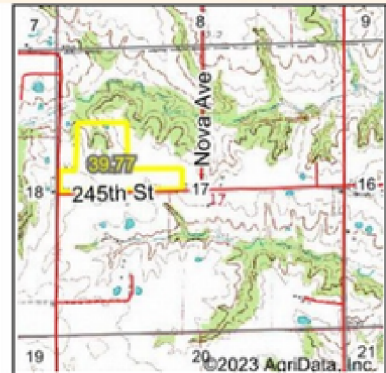
**IA has updated the CSR values for each county to CSR2.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

75,000
ACRES SOLD

Wetlands Map



State: **Iowa**
 Location: **17-68N-9W**
 County: **Van Buren**
 Township: **Vernon**
 Date: **8/2/2023**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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0ft 592ft 1184ft

Classification Code	Type	Acres
PUBFh	Freshwater Pond	0.11
Total Acres		0.11

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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