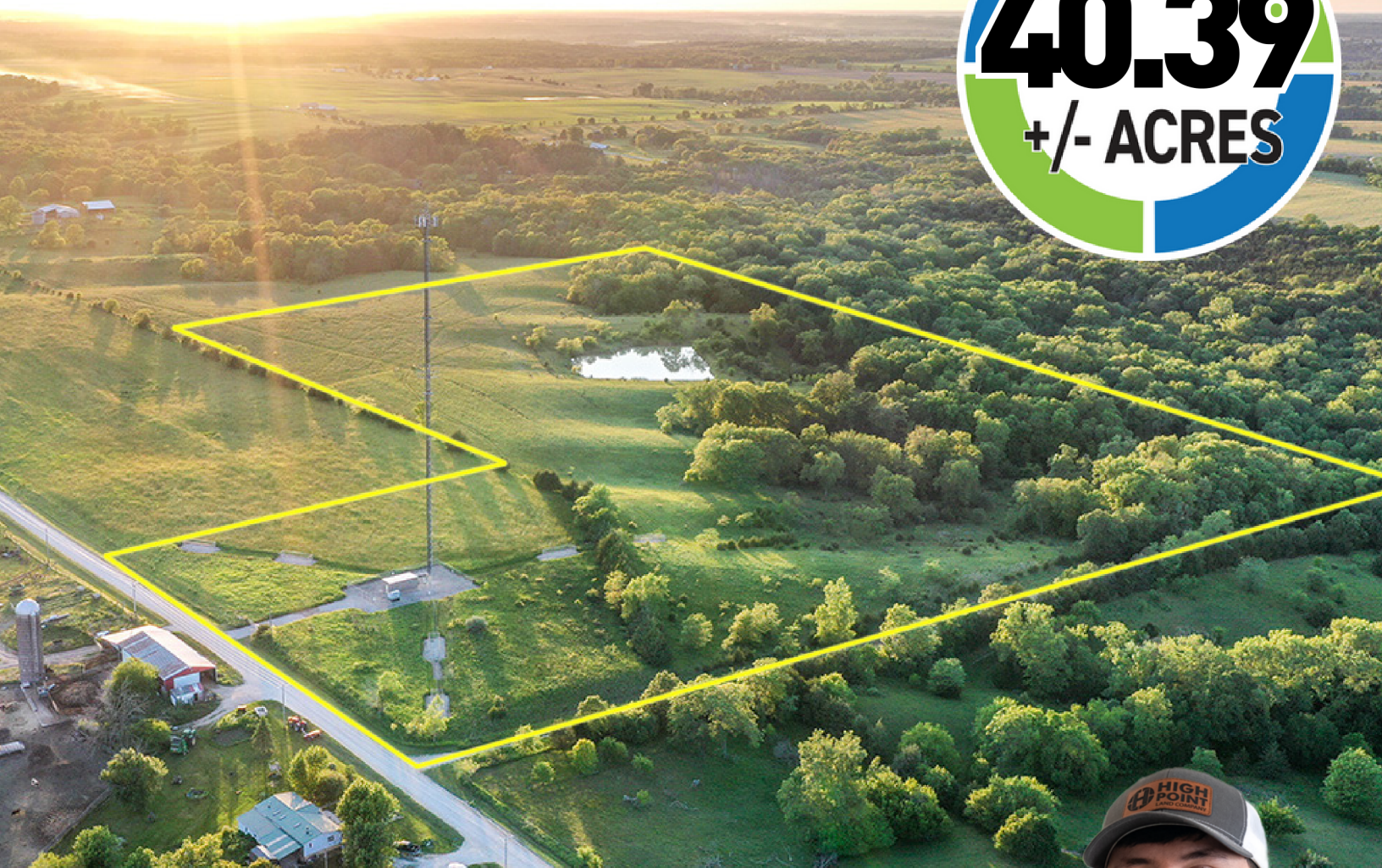


LAND

FOR SALE

Van Buren County, IA

40.39
+/- ACRES



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

SCAN FOR MORE INFO



ETHAN STUBBS

608-306-1788

Ethan@HighPointLandCompany.com



HIGH POINT LAND COMPANY

www.HIGHPOINTLANDCOMPANY.COM

Real Estate License:
S71472000

513 W Bremer Ave
Waverly, IA 50677





Summary of Property

40.39+/- Acres • Van Buren County, IA

Listing Price: \$450,000

DESCRIPTION

High point land company is excited to offer this 40.39 +/- Acres (Subject to survey). We have an excellent opportunity for you in Van Buren County. We present 40.39+/- acres of prime farmland, with over 29 acres currently enrolled in certified cropland.

This expansive property offers you the perfect canvas to expand your farming operations. You can take advantage of the available acres to diversify your crops or continue the existing operation with ease. With the certified cropland already in place, you'll have a head start in cultivating your crops and reaping the benefits.

For those looking to venture into livestock farming, the remaining portion of the property is ideal for pasture cattle. Its fertile soil and abundant space ensure a sustainable and thriving environment for your cattle to graze and thrive.

Located in Van Buren County, this farmland offers a picturesque setting with access to essential amenities and resources. Embrace the rural charm while still being close to necessary services.

Don't miss out on this remarkable opportunity to make your farming dreams a reality. Whether you're an experienced farmer seeking to expand or a newcomer to agriculture, this property has the potential to yield fruitful rewards. Come and explore the possibilities of 40.39+/- acres of versatile Van Buren County farmland. Contact us today to schedule a visit and witness the endless potential this land holds for you!

Property Address:

TBD Nickel Ave, Keosauqua, IA 52565

Property Features:

- Cropland
- Buildable
- Income
- Expansive

75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

Property Photos



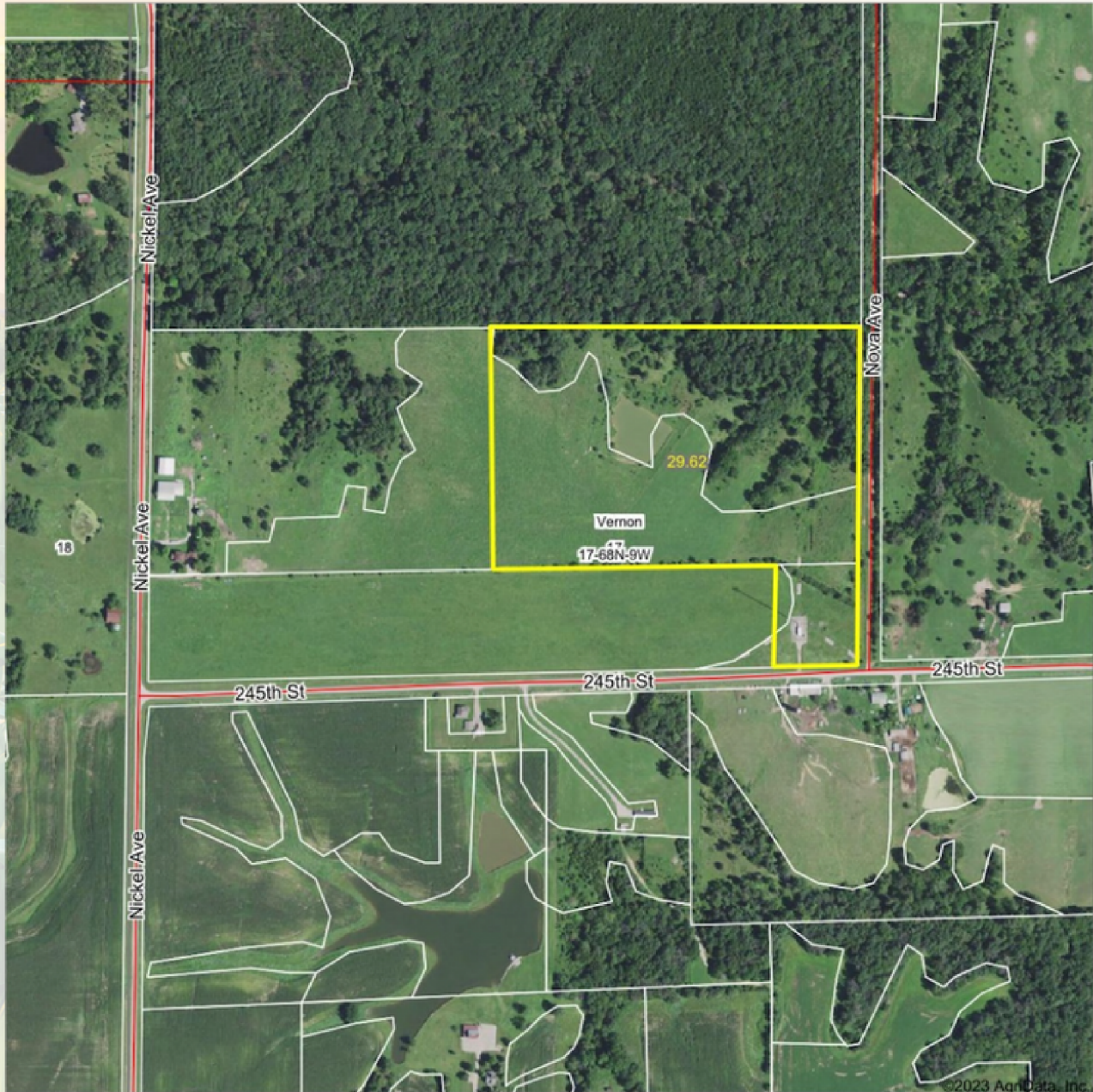
75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

Aerial Map



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Boundary Center: 40° 41' 27.51, -91° 55' 23.4

0ft 571ft 1141ft

17-68N-9W
Van Buren County
Iowa

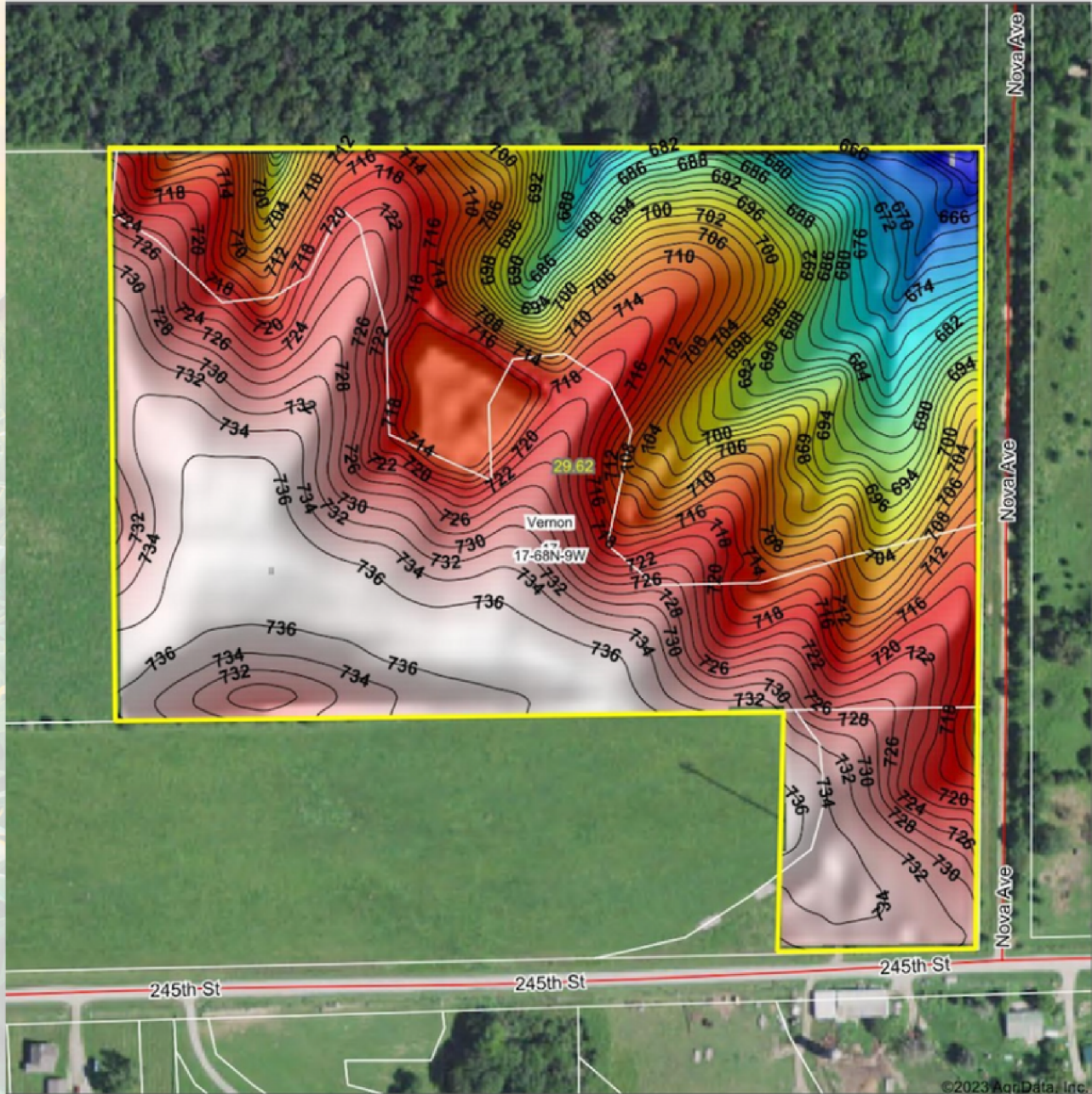


8/2/2023

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

75,000
ACRES SOLD

Topo Hillshade Map



Low Elevation High



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): 2

Min: 657.5

Max: 737.1

Range: 79.6

Average: 715.6

Standard Deviation: 18.54 ft

0ft 241ft 483ft



8/2/2023

17-68N-9W
Van Buren County
Iowa

Boundary Center: 40° 41' 27.51, -91° 55' 23.4



Wetlands Map



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



Maps Provided By:



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0ft 395ft 790ft

Classification Code	Type	Acres
	Total Acres	0.00

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

40.39
+/- ACRES

VAN BUREN COUNTY, IA

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