17538 Iowa Oak Grove Rd
Keosauqua, IA 52565 • Land/Farm/Lots • For Sale • Pending

Reduced $15,100

$449,900
- Beds | - Baths | 99 Acres

Property Highlights

- Zoning: Ag land
- Property Type: Land/Farm/Lots, Farms
- MLS #: 19-797

Description

Located in Van Buren County Iowa, For Sale 99 acres more or less. If you are in the market for a farm in serious big deer country, look no farther. There are 48.58 acres enrolled in CRP until 9/30/2027 paying $8404 annually. The remaining acres consist of established food plots, hardwood timber and a wooded creek bed. This specific area has a history of great whitetail genetics as well as a mature age class and the trail camera pictures prove that. In addition to this farm not being hunted in 2019, there is a large block of timber to the northeast that has a long history of no hunting, naturally the creek funnels these deer north/south through the section making the east end of this farm very strong for deer movement. There is a permanent wood structure hunting blind that stays with farm.

General Information

<table>
<thead>
<tr>
<th>County</th>
<th>Van Buren County</th>
<th>Lot Size Acres</th>
<th>99.00 acres</th>
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<tbody>
<tr>
<td>Taxes (Est)</td>
<td>$590</td>
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Listed by Austin Maas, Ruhl & Ruhl Realtors.
Data provided by Muscatine Board of Realtors.
Located in Van Buren County Iowa, For Sale 99 acres more or less. If you are in the market for a farm in serious big deer country, look no further. There are 46.50 acres enrolled in CRP until 1/30/2027 paying $4404 annually. The remaining acres consists of 1080/Red Cedar Pits, Redwood Timber and a wooded creek bed. This specific area is a history of great whitetail genetics as well as a mature age class and the trail camera pictures prove that. In addition to this farm not being hunted in 2020, there is a large block of timber to the northeast that has a long history of no hunting, natural 5 creek tunnels these deer north/south through the section making the east end of the farm very strong for deer movement. There is a permanent wood structure along road that stays with farm.

Going off this farm is a newly constructed (2019) 40x20 insulated building. Feature 224 living space with one bedroom and one bath. 2.5 Ton dual zone mini split heat pump, electric, rural water, and all new septic. Remainder of building is 20x40 utilidor garage with another 20x20 covered parking area. Whether looking for that infert getaway or a place to call home in big buck country this farm will not disappoint.