

Van Buren County, Iowa 25 Acres of Land For Sale
0000 170th St.
Birmingham, IA 52535

\$273,750
25± Acres
Van Buren County



Van Buren County, Iowa 25 Acres of Land For Sale Birmingham, IA / Van Buren County

SUMMARY

Address

0000 170th St.

City, State Zip

Birmingham, IA 52535

County

Van Buren County

Type

Recreational Land, Hunting Land

Latitude / Longitude

40.797444 / -91.956342

Acreage

25

Price

\$273,750

Property Website

<https://landguys.com/property/van-buren-county-iowa-25-acres-of-land-for-sale-van-buren-iowa/86218/>



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PROPERTY DESCRIPTION

25± Acres of Riverfront Opportunity | Van Buren County, IA

Just north of Keosauqua along the scenic Des Moines River lies this 25± acre gem in Van Buren County, Iowa. Featuring a high-producing CSR2 of 84, this tract offers excellent potential as a top-tier row crop investment, while also boasting recreational and residential appeal.

The current owner has gone above and beyond to showcase the land's potential—planting the tillable portion into a wildlife-focused food plot this year, consisting of corn and clover. This strategic planting is already serving as a major food source for local wildlife, and is setting the stage for unreal hunting opportunities this fall.

Extensive excavation work has also been completed along the riverfront, opening up beautiful views of the water and surrounding landscape—making it a prime site for building your dream riverfront cabin or forever home. With direct river access, rolling scenery, and unmatched seclusion, the property provides a rare combination of income production, natural beauty, and privacy.

Located in an area renowned for its dense whitetail deer population, this farm is a dream for hunters and outdoor enthusiasts. Tucked back off the road, you'll enjoy total peace and privacy while still being just minutes from Keosauqua and everyday amenities.

Whether you're looking to build, farm, or enjoy year-round recreation, this diverse and dynamic property offers endless possibilities.

Don't miss your chance to own a secluded slice of riverfront paradise in Van Buren County.

KEY FEATURES:

- Beautiful views
- Prime building location
- Potential Income
- Seclusion
- Des Moines River Access
- Abundant Wildlife and Recreational Possibilities
- Established Food Plots
- Van Buren County School District

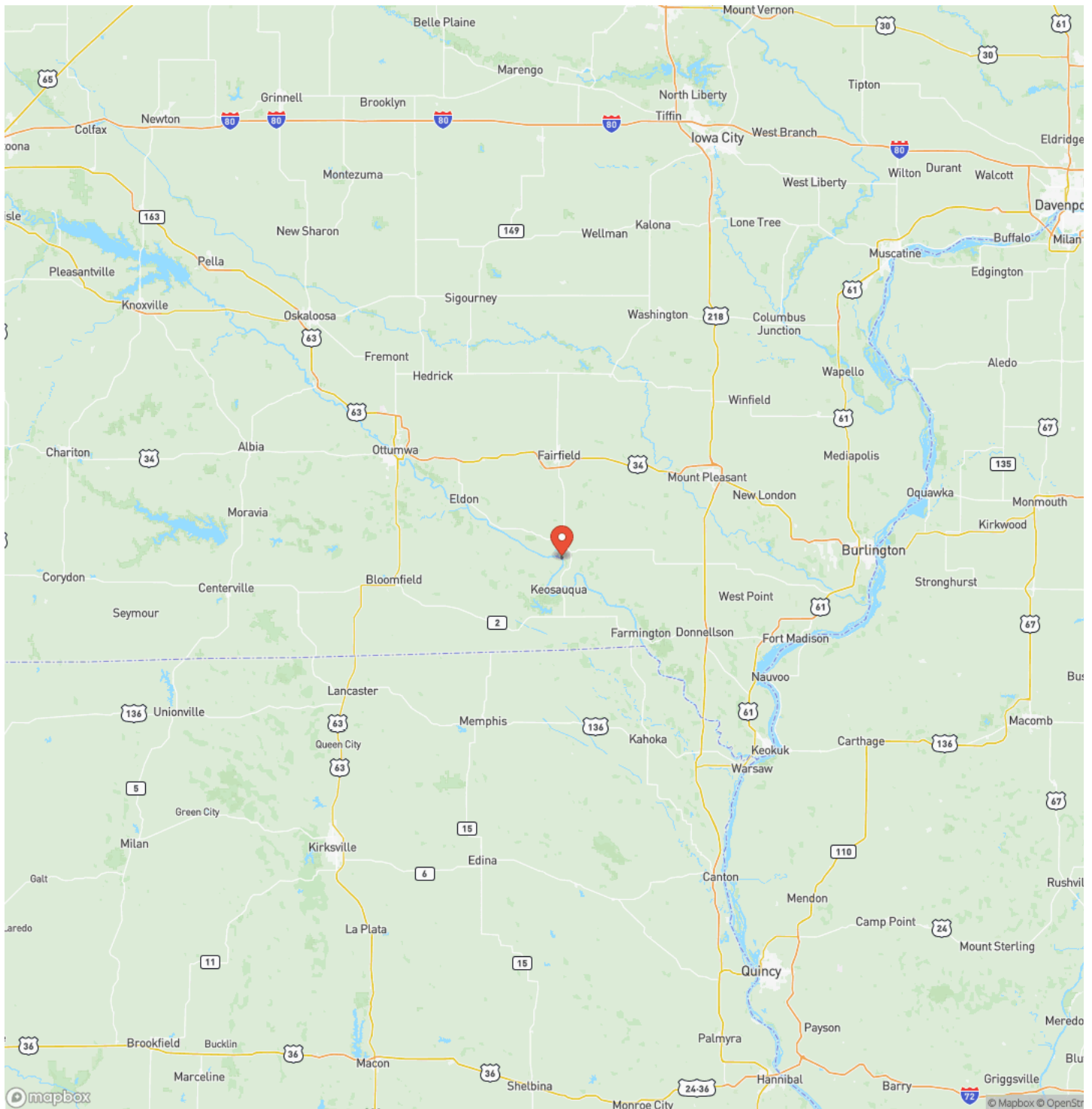
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Locator Map



Locator Map



MORE INFO ONLINE:

www.landguys.com

Satellite Map



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LISTING REPRESENTATIVE

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NOTES

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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