

19 Acres in Van Buren County
125TH RD
Birmingham, IA 52535

\$199,900
19± Acres
Van Buren County



19 Acres in Van Buren County
Birmingham, IA / Van Buren County

SUMMARY

Address

125TH RD

City, State Zip

Birmingham, IA 52535

County

Van Buren County

Type

Hunting Land

Latitude / Longitude

40.865644 / -91.98343

Taxes (Annually)

\$917

Acreage

19

Price

\$199,900

Property Website

<https://legacylandco.com/property/19-acres-in-van-buren-county/van-buren/iowa/87483/>



19 Acres in Van Buren County Birmingham, IA / Van Buren County

PROPERTY DESCRIPTION

19 +/- Acre Timber Hunting Paradise in Van Buren County, Iowa

Discover an exceptional 19-acre timber property located just a few miles south and west of Birmingham in Van Buren County, Iowa. Renowned for its thriving whitetail deer population and top-tier hunting opportunities, don't let the size fool you this parcel is a hunter's dream, the entire area surrounding offers prime habitat and ideal topography to support mature deer. The Lick Creek township is well known for its deer density.

Key Features:

- **Prime Hunting Land:** 19 acres of dense timber, surrounded by quality habitat, known for abundant whitetail deer and excellent hunting potential.
- **Strategic Topography:** The land's natural contours provide perfect conditions for deer to thrive and reach maturity, enhancing your hunting experience.
- **Versatile Building:** Includes a sturdy on-site building, ideal for equipment storage or conversion into a cozy cabin or bunkhouse for your deer camp. If hunting isn't your ultimate goal, the property offers several potential building spots for that dream home on a quiet gravel road.
- **Secluded Location:** Quiet, rural setting just minutes from Birmingham, IA. 12 miles from Fairfield and roughly 35 miles to Mt. Pleasant.

Property Highlights:

- **Acreage:** 19 +/- of mostly wooded acres
- **Location:** Van Buren County, Iowa, a hotspot for whitetail deer hunting
- **Access:** Conveniently located with easy access to nearby roads
- **Potential:** Perfect for avid hunters, outdoor enthusiasts, or those seeking a private retreat

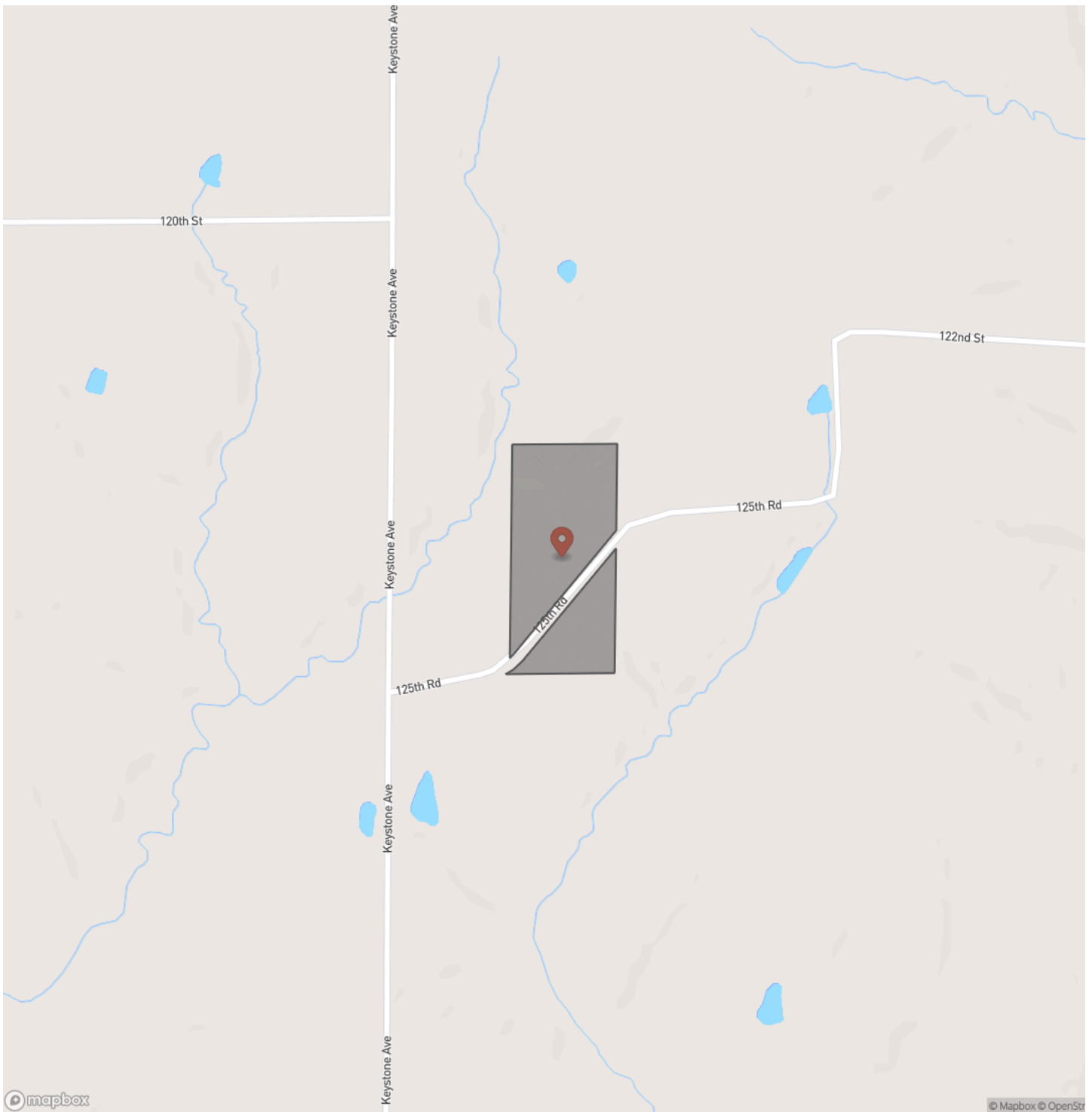
This property is a rare opportunity to own a slice of Iowa's premier hunting country, with the added bonus of a functional building ready for your vision. Whether you're looking to create the ultimate deer camp or a secluded getaway, this 19-acre parcel delivers unmatched potential.

Contact: Nathan DeLong (Agent) - Legacy Land Co. - [\(319\)-677-0216](tel:3196770216) - ndelong@legacylandco.com

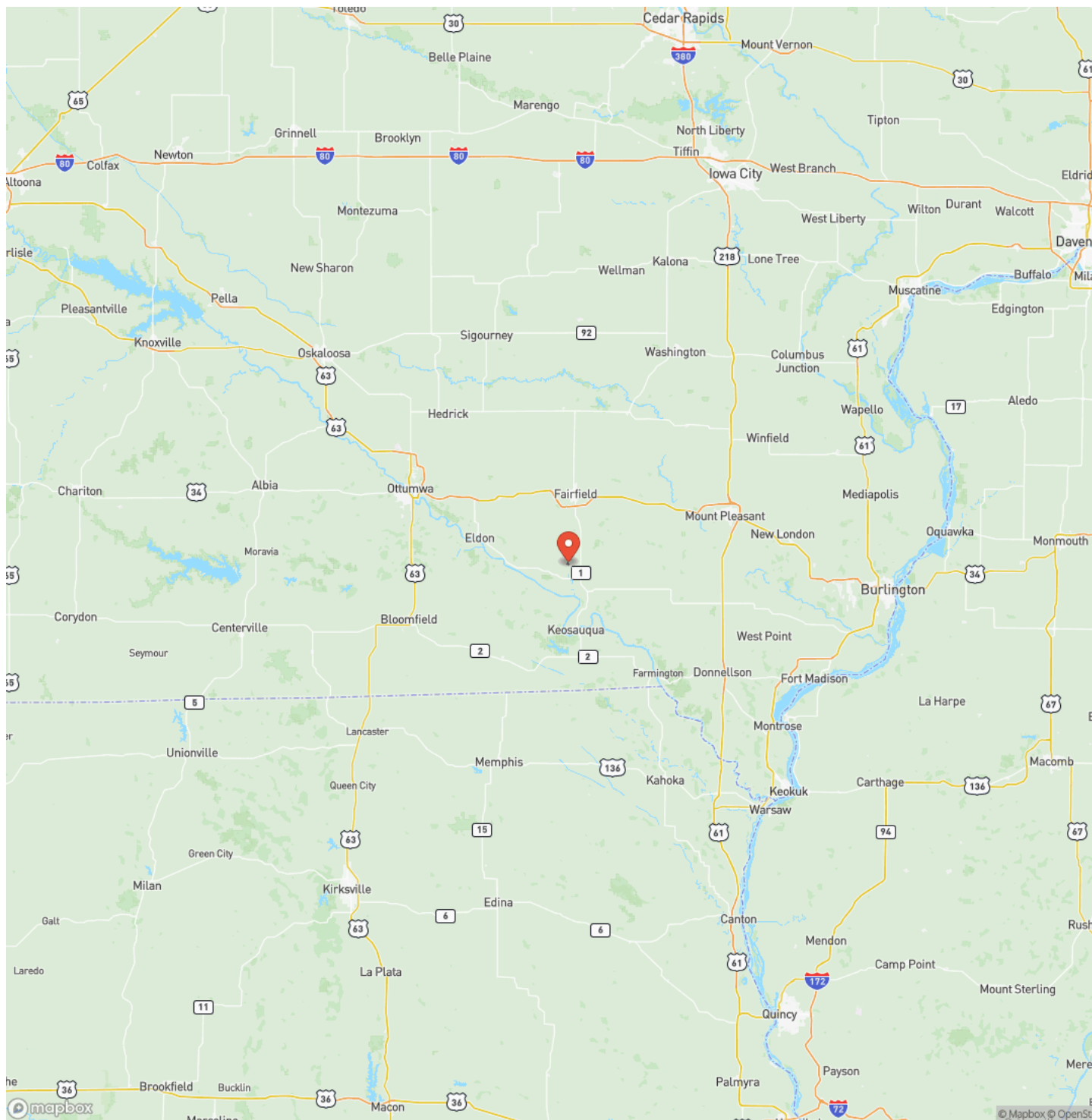
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Locator Map



Locator Map



Satellite Map



19 Acres in Van Buren County
Birmingham, IA / Van Buren County

LISTING REPRESENTATIVE

For more information contact:



Representative

Nathan DeLong

Mobile

(319) 677-0216

Email

ndelong@legacylandco.com

Address

City / State / Zip

Keosauqua, IA 52565

NOTES

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NOTES

This image shows a single sheet of white paper with horizontal blue 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.

Legacy Land Co LLC
903 Liberty St
Rushville, IL 62681
(217) 371-2598
