



**MOSSY OAK**

**PROPERTIES**

**Boley Real Estate**

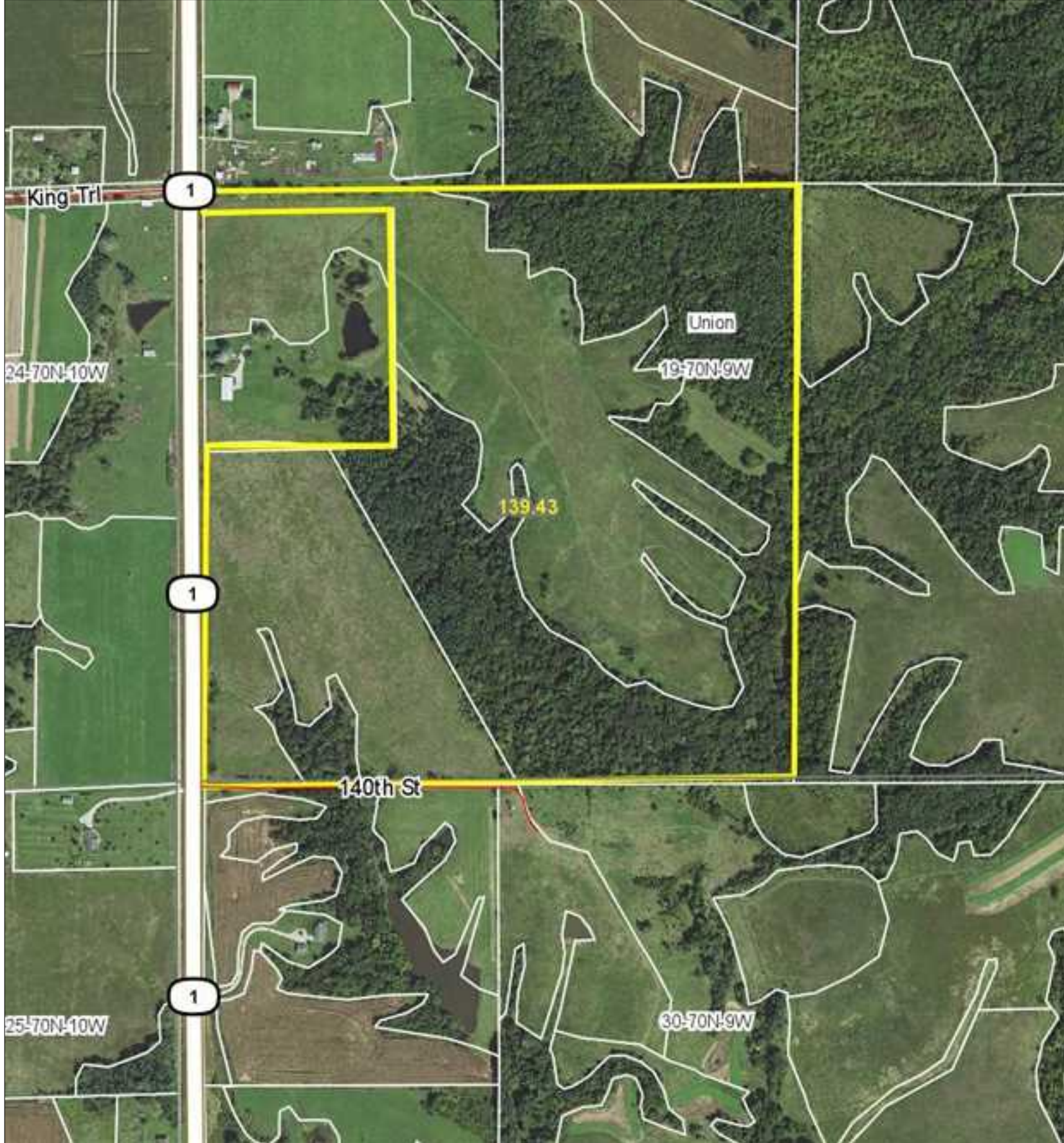
*America's Land Specialist*

Keo- 319-293-2575 & Albia- 641-932-1234

boleyrealestate.com

## 140 acre Van Buren County farm

Address: 13660 Hwy 1



(cell)

**MOPLS ID:** 25345

**Price:** \$448,000

**Acres:** 140.00

**County:** Van Buren

**Farmland**

This 140 acre property located in Van Buren County south of Birmingham, IA 52535 is a mixed use farmland, timberland farm that offers incredible whitetail deer and turkey hunting. The farm has hard surface road frontage as well as a county road access on the south. The farm is located amongst some of the largest deer/land managers in the area, and numerous huge whitetail deer call this part of the world home. There are 74 acres currently in CRP through 2017 with an annual payment of \$7,202.00. The balance is timber and brush. making excellent habitat for the wildlife.





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