



**MOSSY OAK**

**PROPERTIES**

**Boley Real Estate**

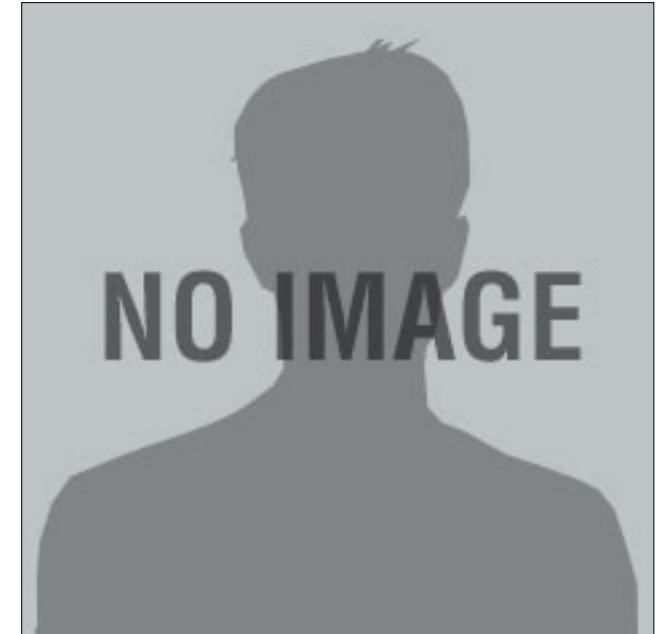
*America's Land Specialist*

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

boleyrealestate.com

## Incredible hunting Van Buren County, Iowa

Address: 18239 Rt J40



(cell)

**MOPLS ID:** 24802  
**Price:** \$319,900  
**Acres:** 80.00  
**County:** Van Buren  
**Recreational**

This 80 acre property is located in Van Buren County, just 6 miles west of Keosauqua, IA 52565. The property has road frontage on the southeast corner, favoring the predominate winds of Southeast Iowa. With the thick bedding areas, deep terrain, brushy draws, CRP and food this farm offers the diversity needed to grow and hold older age class bucks. The whitetail deer and turkey hunting is second to none, being located in a large area of great whitetail properties. It is situated one half mile from Lacey State Park, Iowa's largest state park, creating a sanctuary for big bucks. The owner of this property has spent the last 10 years improving the farm, and every inch of the property has been improved. The timber has had invasive species removed, hinge cuttings, areas thinned, bedding areas created - all improving the holding capacity of this property. The opened areas have been manicured to include tall native grass plantings, fruit trees, evergreen plantings, and plenty of food plots to ensure that the deer have all they need throughout the year. There is a small house located on the property that could make a nice hunting cabin as well as a couple other outbuildings including a old rustic barn new shop.



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