

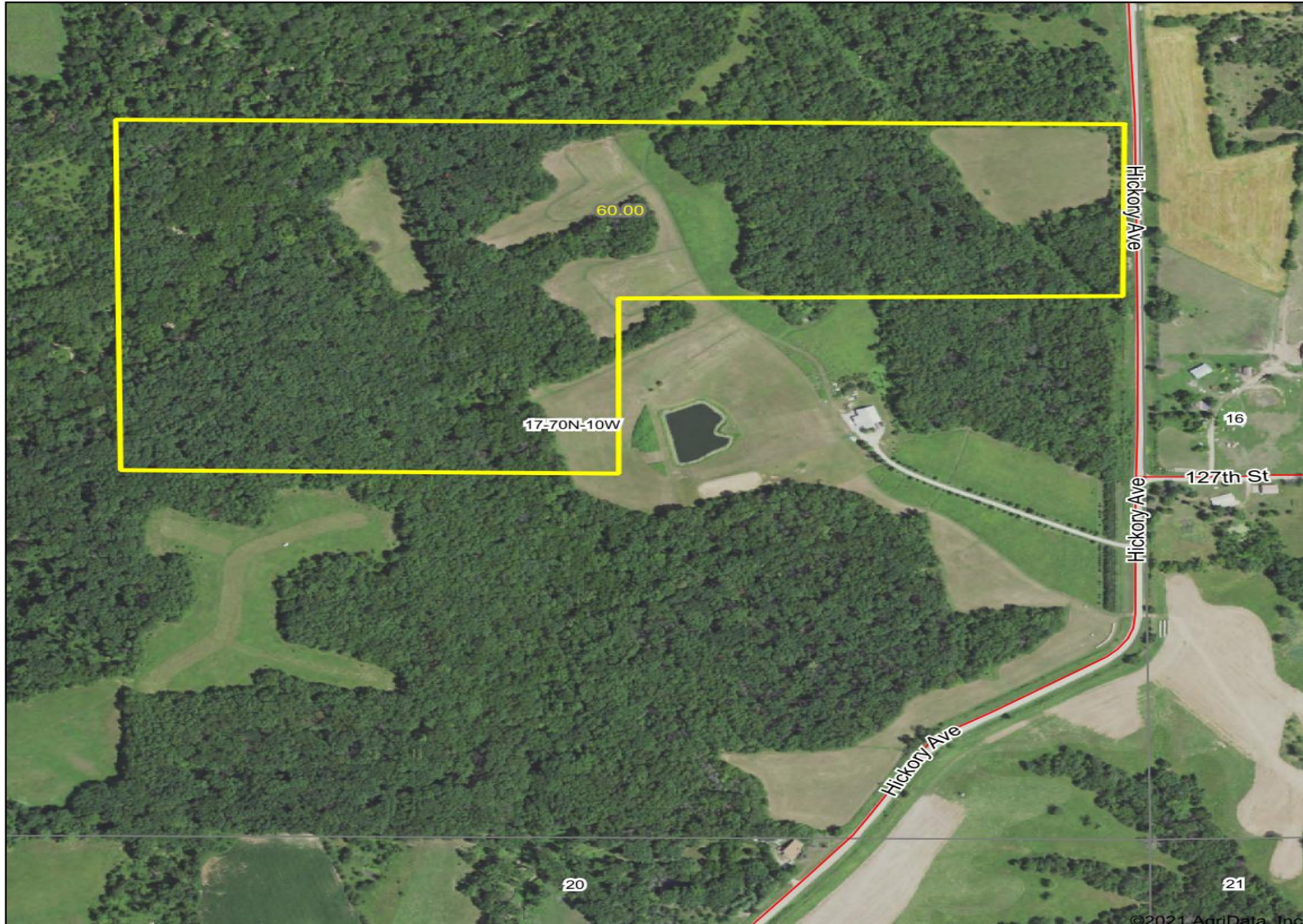
# BOLEY

## REAL ESTATE

Albia- 641-932-1234  
boleyrealestate.com

### 60 Acres m/l in Van Buren County, IA

**Address:** Hickory Ave, Birmingham, IA



**Nick Boley**

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**MOPLS ID:** 54934

**Price:** \$517,500

**Acres:** 115

**County:** Van Buren

**Hunting Property**

This 60 acre property is located in arguably the best management area in Van Buren County. This property is located 5 miles west of Birmingham, IA. The terrain and overall layout of the property offer a perfect set-up for hunting. The access is from the east, which is beneficial for our predominantly west winds. There are many locations throughout the property for establishing food plots and an excellent trail system for equipment and hunting.

- Excellent whitetail deer and turkey hunting
- Road frontage along the northeast and southeast sides of the property
- Mixed hardwood timber
- ATV/Equipment trails throughout the property



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