

# BOLEY

## REAL ESTATE

Albia- 641-932-1234  
boleyrealestate.com

### 3 BR/ 2BA home for sale in Van Buren County, IA

Address: 25113 Heather Ave., Cantril, IA



**Barb Hendricks Boley**

(641) 777-4872(cell)

barb@boleyrealestate.com

**MOPLS ID:** 21430

**Price:** \$290,000

**Acres:** 20

**Tillable Acres:** 6

**Finished Sq. Ft.:** 1680

**Gross Taxes:** \$1,874

**County:** Van Buren

**Bedrooms:** 3

**Bathrooms:** 2

**Residential**

**House With Acreage**

**Farm and Ag**

**Hunting Property**

**Garage**

**Basement**

Sip your morning coffee on this adorable front porch to watch the beautiful Iowa sunrises or sit back on the deck and enjoy the amazing sunsets! This 3-bedroom home has a newly remodeled kitchen with beautiful hickory cabinets and an island. The living room has a wood-burning fireplace. The property consists of 20 acres, m/l, with 4 tillable acres, currently in beans, plus approximately 8 acres of trees. There is a machine shed on the property. Fenced in backyard. Abundant wildlife all around. Located near Cantril, Iowa, part of the Villages of Van Buren County in southeast Iowa. This magnificent property is only a mile from Lake Sugema, a 574-acre lake stocked with channel catfish, walleye, bass, and more. The area immediately surrounding the lake is about 3600 acres with public hunting, fishing, hiking, bird watching, picnicking, camping, and other outdoor fun. And just a few miles down the road in the other direction are the famous Dutchman's Store and the Milton Cheese factory. Buyer to install a new septic system.

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