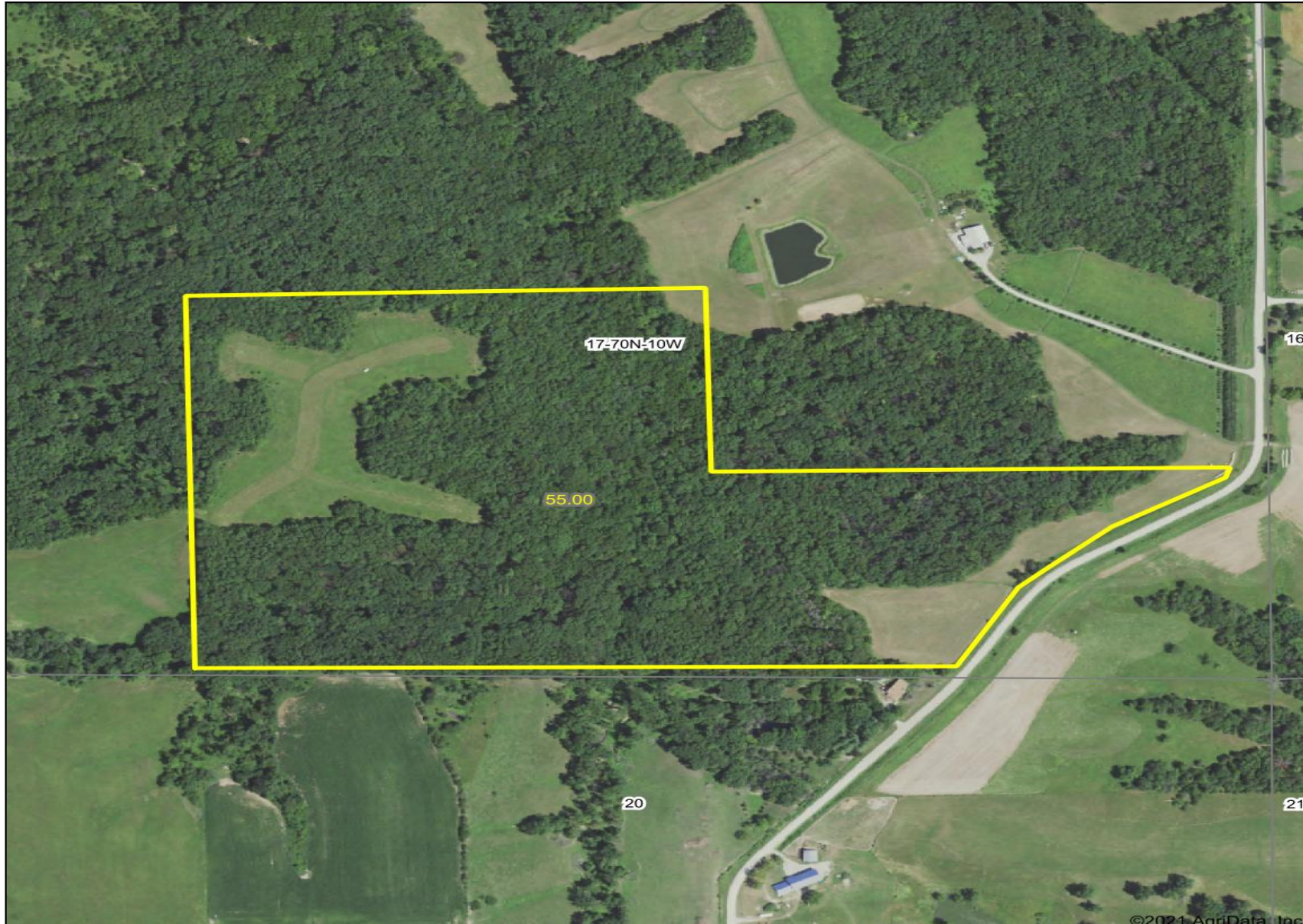


BOLEY REAL ESTATE

Albia- 641-932-1234
boleyrealestate.com

55 +/- acres of Incredible Hunting in Van Buren County, IA

Address: Hickory Ave, Birmingham, IA



Nick Boley

(641) 919-2801 (cell)

nboley@mossyoakproperties.com

MOPLS ID: 56587

Price: \$247,500

Acres: 55

School: Van Buren County
Community School

County: Van Buren

Hunting Property

This 55-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.

- Approximately 15 acres of open ground that was formerly CRP.
- 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

**55 +/- acres of Incredible Hunting
in Van Buren County, IA**

