

BOLEY

REAL ESTATE

Albia- 641-932-1234
boleyrealestate.com

62 acre property for sale in Van Buren County, IA

Address: 19801 Hwy 2, Keosauqua, IA



Barb Hendricks Boley

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Price: \$399,000

Acres: 62

Tillable Acres: 47

Gross Taxes: \$520

School: Van Buren County Comm. School

County: Van Buren

Farm and Ag

Hunting Property

This 62 acre, m/l, property is located less than a half mile from Lake Sugema. The 574-acre lake is stocked with largemouth bass, bluegill, black crappie and channel catfish. Facilities at the lake include parking lots, boat ramps, fishing jetties, a fishing pier for the handicapped, floating boat docks, and wildlife islands. The area immediately surrounding the lake, Lake Sugema Wildlife Management Area, encompasses about 3,000 acres. This land has been purchased by the DNR and Van Buren County to be managed as a wildlife area to help build the number of wild turkey, deer, squirrel, geese, quail, rabbits, songbirds, and other wild animals. Habitat is also being developed for raccoon, fox, mink, muskrats, and bald eagles, among other wildlife. The property, located in southeast Iowa, consists of hardwood timber, cedar thickets, a pond, and income producing CRP. There is great whitetail deer and turkey population as well as upland game.

- 34.3 acres in CRP through 9/30/2026 with annual payment of \$4,773
- This property has a good population of whitetail deer, pheasant and quail
- Access via Iowa Highway 2 providing great hard surface road frontage
- 6 miles southwest of Keosauqua, IA 52565 in southern Van Buren County

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