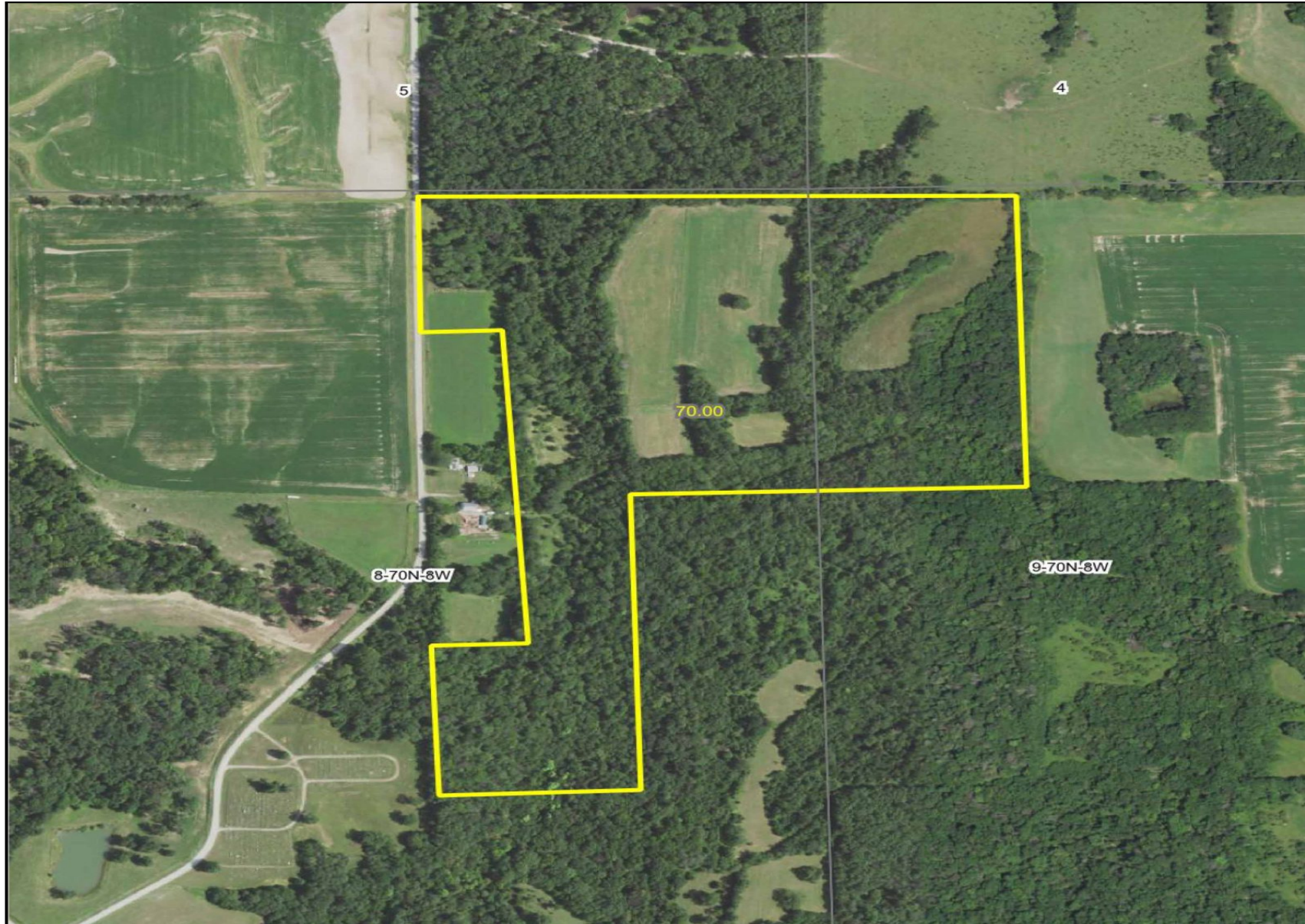


BOLEY REAL ESTATE

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70 acres, m/l, land for sale in Van Buren County, IA

Address: 11150 Timber Ave., Stockport



Jason Hull

(641) 233-7078(cell)

jhull@mossyoakproperties.com

Price: \$350,000

Acres: 70

Tillable Acres: 20.5

Gross Taxes: \$600

County: Van Buren

Farm and Ag

Hunting Property

Here's the one you've been waiting for! Don't drag your feet and miss the chance to be the new owner of this awesome recreational property in Van Buren County, Iowa. This 70 acre, more less, property has a great mix of timber, creek bottom, bedding cover, and there's approximately 20 acres of tillable land that is currently used for hay. With a great mix of bedding cover, timber, water, and crop land it has everything you need to hold big bucks.

The property is in the Northeast part of Van Buren County, 4 miles Northeast of Stockport, and borders Morris Park. Morris Park does not allow hunting, so there's a built-in sanctuary along the north border of the property. Morris Park also has campsites, water, and restrooms which is great if decide not to build on the property. The property is on the west edge of a large roadless area which is key to growing giant Iowa bucks! Cedar Creek is located less than a mile to the north and offers great canoeing or kayaking opportunities. There is a nice potential building site, and water and power are in the area.

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