

BOLEY

REAL ESTATE

Albia- 641-932-1234
boleyrealestate.com

3 BR / 2 BA home on 20 acres by Lake Sugema

Address: 19942 240th St., Keosauqua, Iowa



Barb Hendricks Boley

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Price: \$375,000

Acres: 20

Tillable Acres: 8

Finished Sq. Ft.: 1728

Gross Taxes: \$2,350

School: Van Buren County
Community School

County: Van Buren

Bedrooms: 3

Bathrooms: 2

Residential

House With Acreage

Hunting Property

Garage

Beautiful 20-Acre Rural Retreat Near Lake Sugema & Lacey Keosauqua State Park

If you've been looking for the perfect combination of comfortable country living, abundant wildlife, and exceptional recreational opportunities, this property deserves a look! Situated on 20 acres, m/l, just 4 miles south of Keosauqua in the Villages of Van Buren County, this ranch-style home offers an incredible Southeast Iowa location surrounded by nature.

The home features an inviting eat-in kitchen with a large island, pantry, spacious living room, convenient laundry, 3 bedrooms, and 2 bathrooms. Large windows and the peaceful rural setting allow you to enjoy beautiful sunrises and sunsets from the comfort of home.

Outside, the property offers a wonderful mix of hay ground, mature trees, and a stocked pond, providing plenty of opportunities for recreation and enjoying the outdoors. Wildlife is abundant, with frequent sightings of whitetail deer, foxes, rabbits, squirrels, and a variety of birds. Whether you enjoy watching wildlife, fishing, hunting, or simply relaxing in a peaceful setting, there is something here for everyone.

The location is truly hard to beat! The property is located approximately ½ mile from the south entrance to Lacey Keosauqua State Park, one of Iowa's largest state parks, and approximately ½ mile from the north side of beautiful 574-acre Lake Sugema, including the handicap-accessible boat ramp and fishing jetty. The area immediately surrounding the lake, Lake Sugema Wildlife Management Area, encompasses about 3,000 acres. This land has been

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