

73+/- Acres - Van Buren County, Iowa
24414 Nickel Ave
Keosauqua, IA 52565

\$503,700
73± Acres
Van Buren County



73+/- Acres - Van Buren County, Iowa
Keosauqua, IA / Van Buren County

SUMMARY

Address

24414 Nickel Ave

City, State Zip

Keosauqua, IA 52565

County

Van Buren County

Type

Farms, Recreational Land

Latitude / Longitude

40.690087 / -91.930081

Acreage

73

Price

\$503,700

Property Website

<https://www.mossyoakproperties.com/property/73-acres-van-buren-county-iowa-van-buren-iowa/114038/>



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Keosauqua, IA / Van Buren County

PROPERTY DESCRIPTION

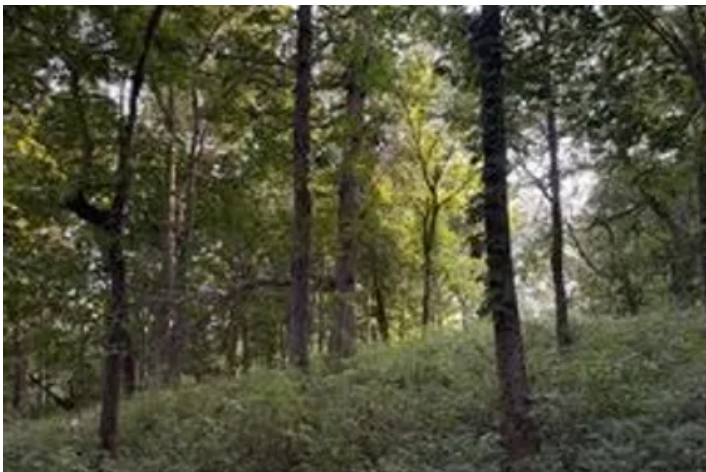
Located just 4 miles southeast of Keosauqua, this versatile 73 ± acre farm offers excellent opportunity for farmers, cattle producers, investors, and outdoor enthusiasts alike. The property includes **43.48 FSA tillable acres** with a **CSR2 rating of 47.1** and is currently established in hay production with no leases or contracts in place for the 2027 season.

This farm has **Rathbun Rural Water**, a **spring-fed pond**, and intact fencing throughout, making it ideal for grazing livestock. Whether you're looking to expand your row crop acres, establish pasture for cattle, or invest in a diversified farm, this property offers excellent flexibility. Mature stands of hardwood timber enhance the property's beauty while offering potential timber value. The mix of open ground, timber, and water also creates excellent habitat for deer, turkey, and other wildlife, making it an attractive recreational property. As well this Farm has not been hunted in over 5+ years.

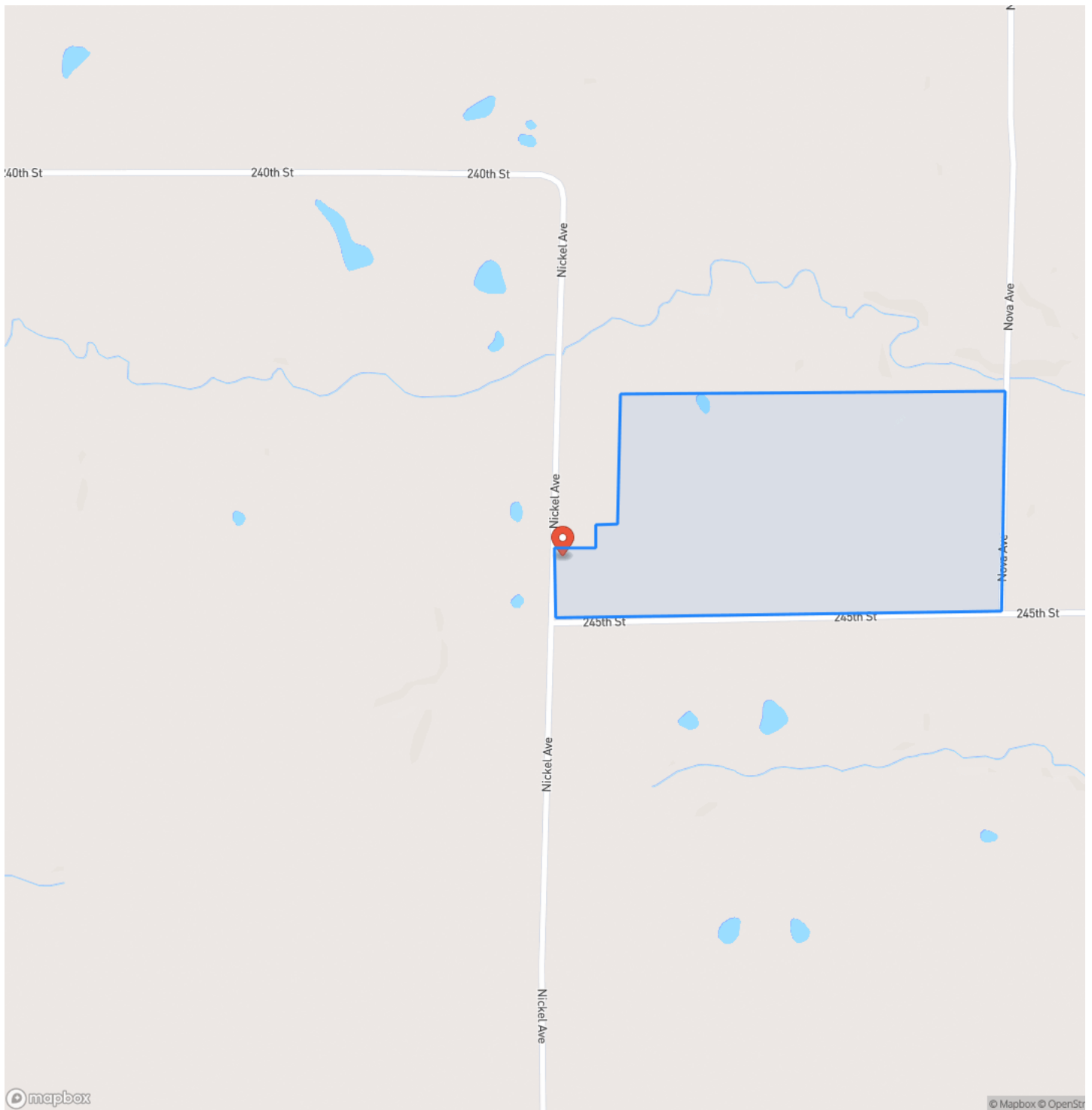
With its combination of productive farmland, quality pasture, recreational appeal, and income-producing potential, this Van Buren County farm is a rare opportunity in a desirable location.

This property will be surveyed to determine exact acres and final sales price will be adjusted based on gross surveyed acres.

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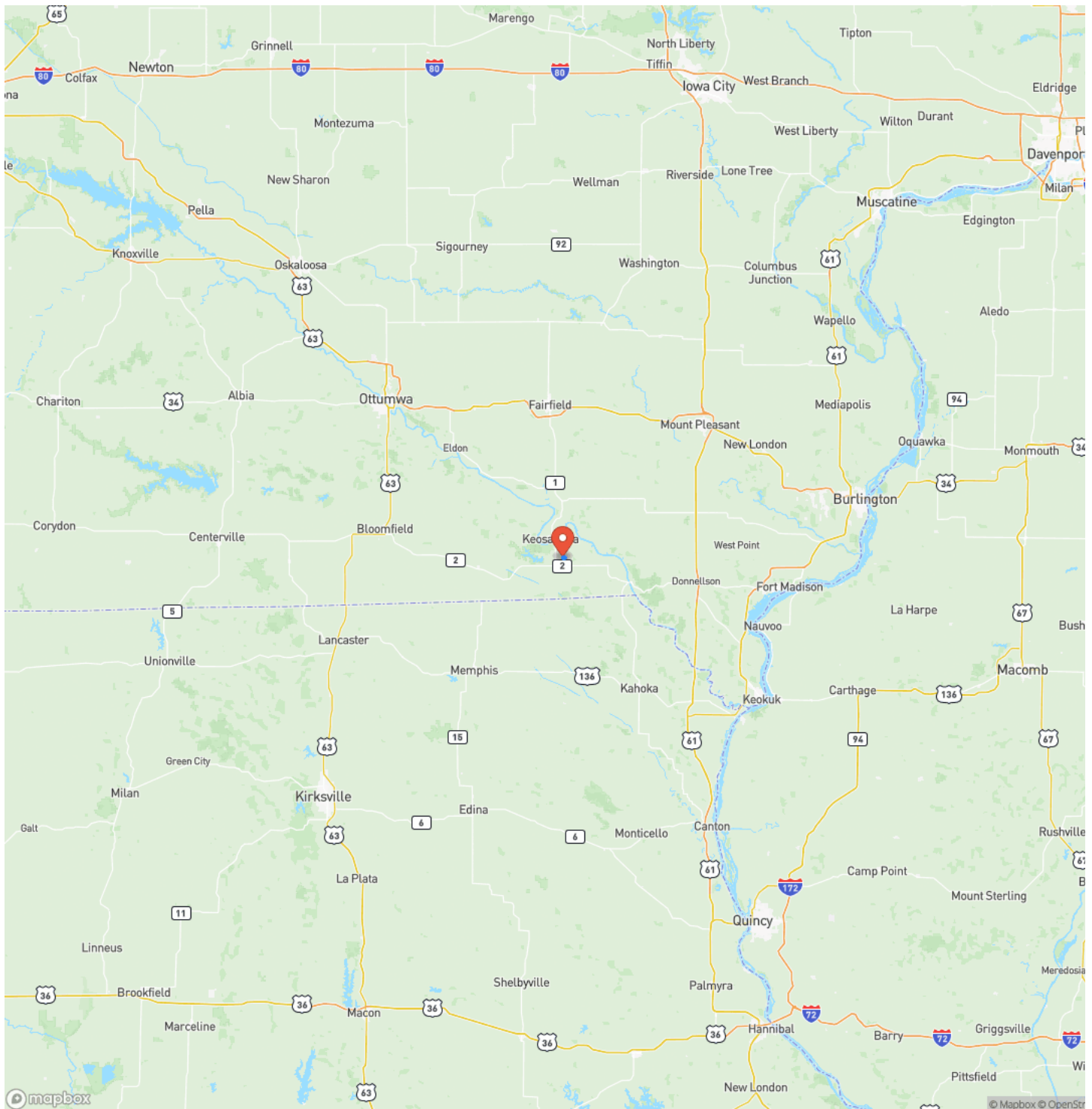


Locator Map



Keosauqua, IA / Van Buren County

Locator Map



MORE INFO ONLINE:

<https://mossyoakproperties.com/>

Satellite Map



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Keosauqua, IA / Van Buren County

LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

17263 Hwy 2

City / State / Zip

Cantril, IA 52542

NOTES

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This image shows a full page of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page, typical of notebook paper. There are no margins, text, or other markings on the page.



<https://mossyoakproperties.com/>

DISCLAIMERS

Property lines are estimated as the 73+/- will be subject to survey at sellers expense.

Mossy Oak Properties Boley Real Estate
17263 Highway 2
Cantril, IA 52542
(319) 293-2575
<https://mossyoakproperties.com/>
