

63.6 acre Van Buren County, IA with BIG Hunting Potential
Acorn Ave
Douds, IA 52551

\$408,950
63.6± Acres
Van Buren County



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Douds, IA / Van Buren County**

SUMMARY

Address

Acorn Ave

City, State Zip

Douds, IA 52551

County

Van Buren County

Type

Farms, Hunting Land

Latitude / Longitude

40.825004 / -92.167016

Acreage

63.6

Price

\$408,950



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PROPERTY DESCRIPTION

Located in Van Buren County, Iowa, this 63.6-acre property offers outstanding recreational potential with a strong focus whitetail deer habitat and hunting opportunity. Designed with both deer and turkey in mind, this tract provides the ideal combination of timber, cover, and recent habitat improvements to attract and hold wildlife.

Approximately 30 acres of hardwood mixed timber create excellent natural travel corridors and stand locations. The layout and terrain of the property make it especially well-suited for hunting, allowing hunters to access multiple areas while maintaining favorable wind and movement patterns on a manageable-sized tract.

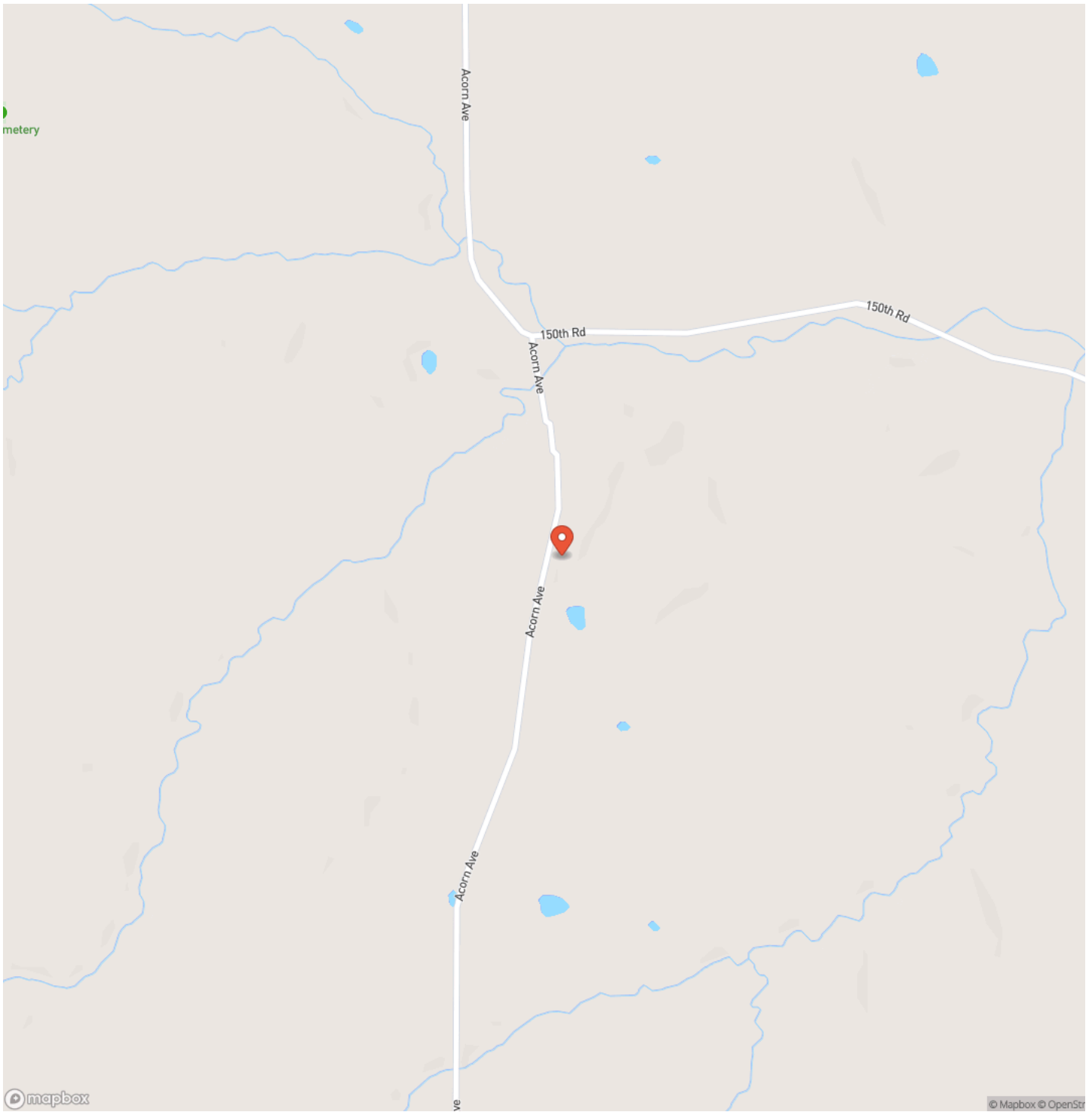
Significant habitat improvements were completed in 2025, adding both immediate and long-term value to the property. A Timber Stand Improvement (TSI) project was implemented to enhance timber value while promoting better bedding, browse, and wildlife movement throughout the timbered areas. In addition, over 25 acres were planted to Warm Season Grasses and forbs, creating diverse cover, improved bedding habitat, and enhanced food sources that help support thriving wildlife populations.

Whether you are looking for a high-quality hunting tract, a recreational getaway, or a property with proven habitat improvements already in place, this Van Buren County farm offers an excellent opportunity to enjoy the outdoors while watching your investment grow

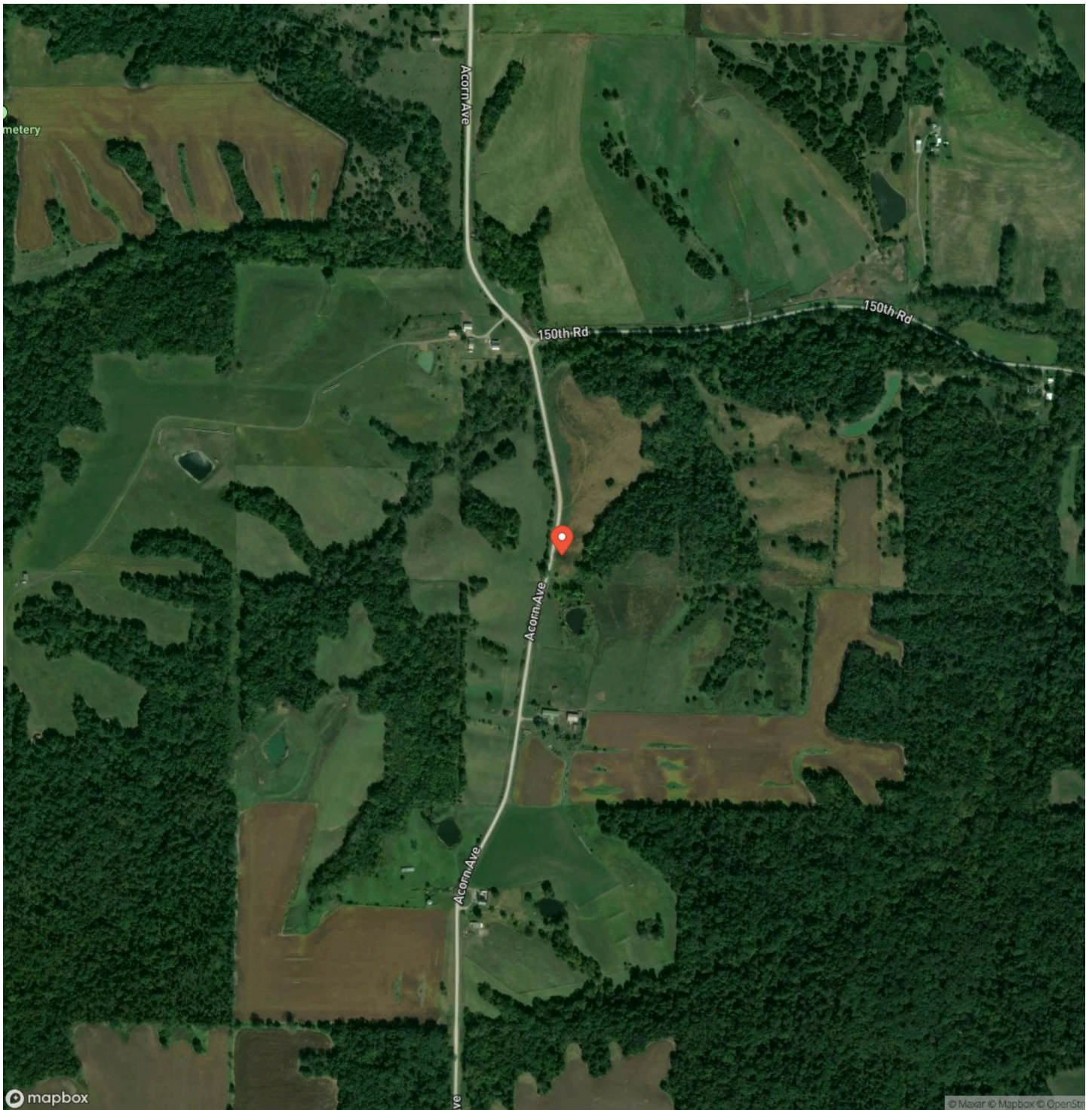
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Locator Map



Satellite Map



DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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