

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

**\$418,950**  
63.6± Acres  
Van Buren County



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Douds, IA / Van Buren County**

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**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**

\$418,950



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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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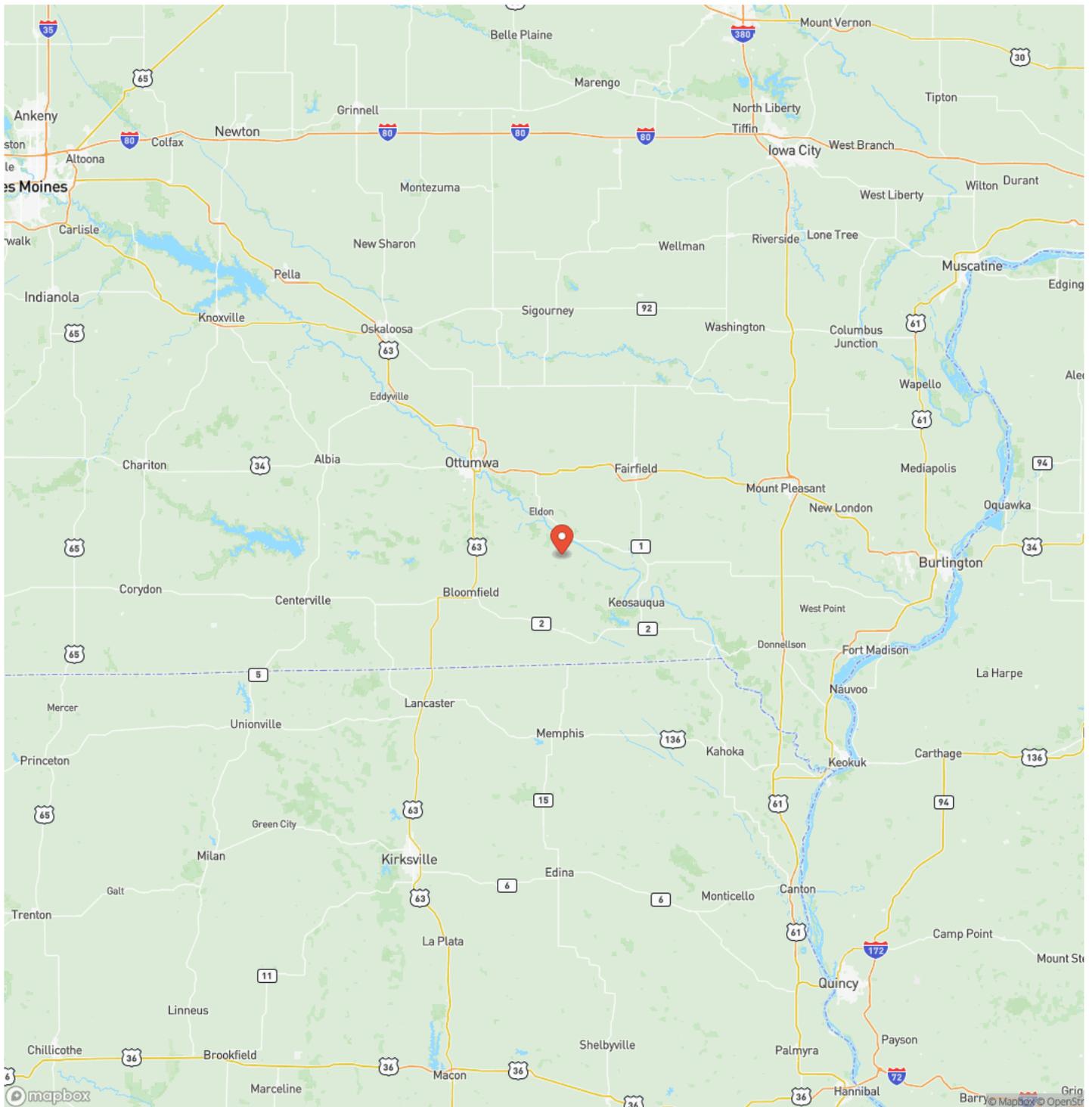
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## Locator Map



## Locator Map



## Satellite Map







## **DISCLAIMERS**

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