

55 acres m/l - Van Buren County
Hickory Ave
Birmingham, IA 52535

\$412,500
55± Acres
Van Buren County



55 acres m/l - Van Buren County
Birmingham, IA / Van Buren County

SUMMARY

Address

Hickory Ave

City, State Zip

Birmingham, IA 52535

County

Van Buren County

Type

Hunting Land, Recreational Land

Latitude / Longitude

40.85815 / -92.03238

Acreage

55

Price

\$412,500

Property Website

<https://www.mossyoakproperties.com/property/55-acres-m-l-van-buren-county-van-buren-iowa/78280/>



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PROPERTY DESCRIPTION

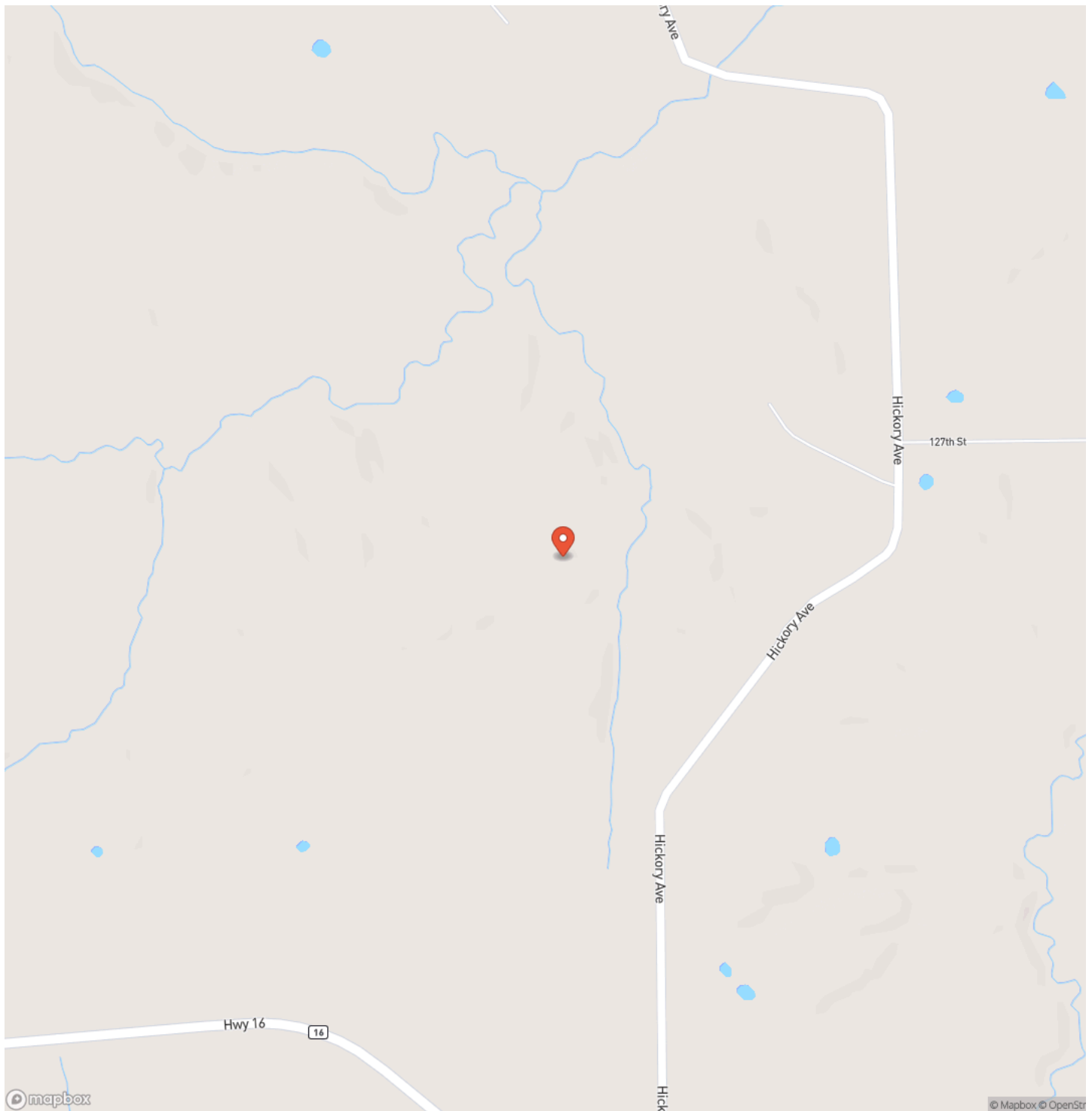
Explore the ideal blend of habitat on this smaller recreational property, located in an area renowned for its exceptional deer and turkey hunting. Spanning approximately 55 acres, this land boasts diverse hardwood timber, gently rolling hayfields, and prime locations for food plots.

- Situated in Van Buren County, Iowa
- Convenient access from the southeast, perfect for hunting prevailing winds
- Excellent building sites available
- Just ¾ mile from a hard-surfaced road
- Electric and rural water utilities are available along the road
- 6 miles southwest of Birmingham, IA
- 5 miles northeast of Douds, IA
- 12 miles northwest of Keosauqua, IA
- Only 1.5 hours from Iowa City, IA
- 2 hours from Des Moines, IA

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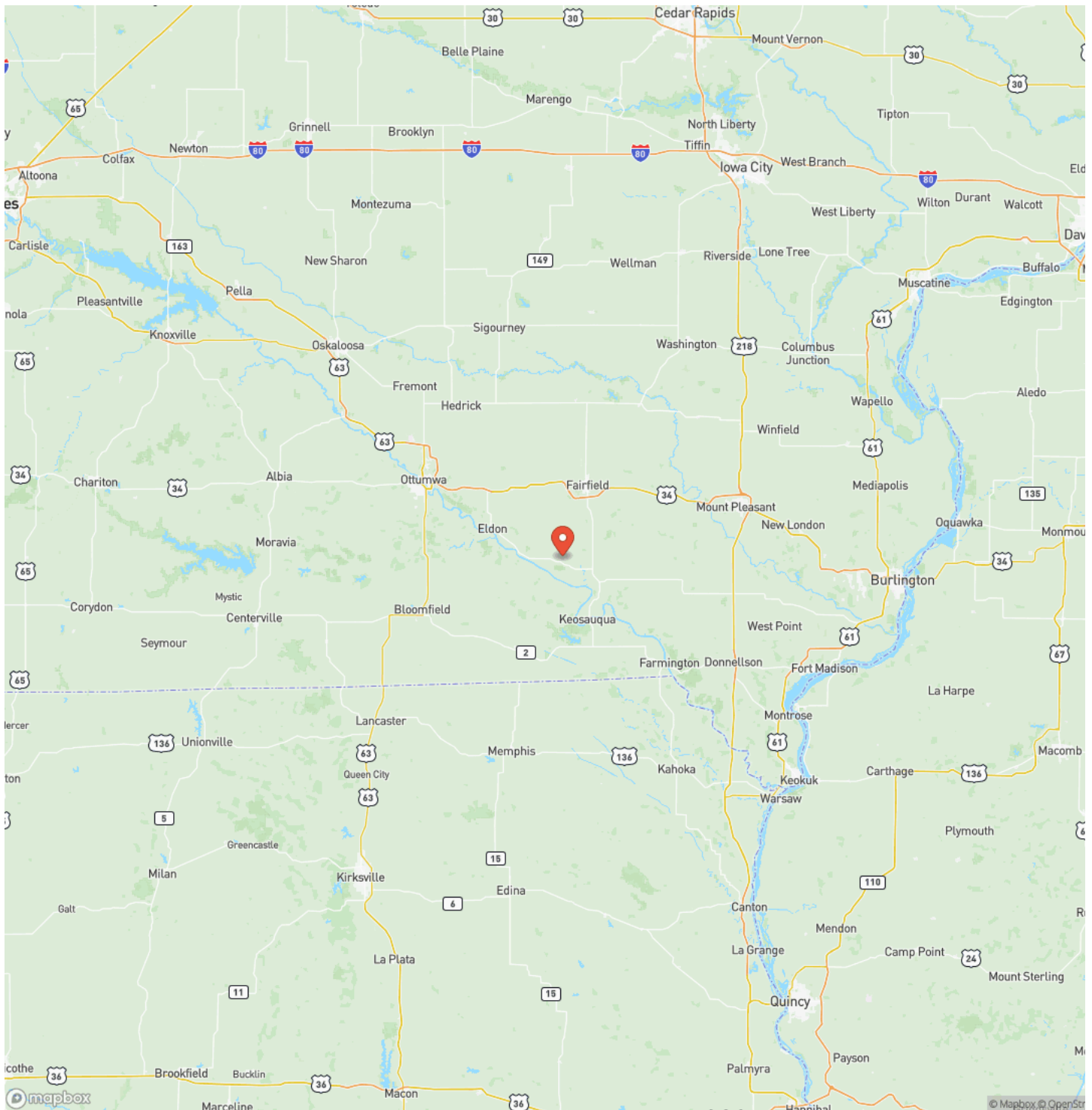


Locator Map



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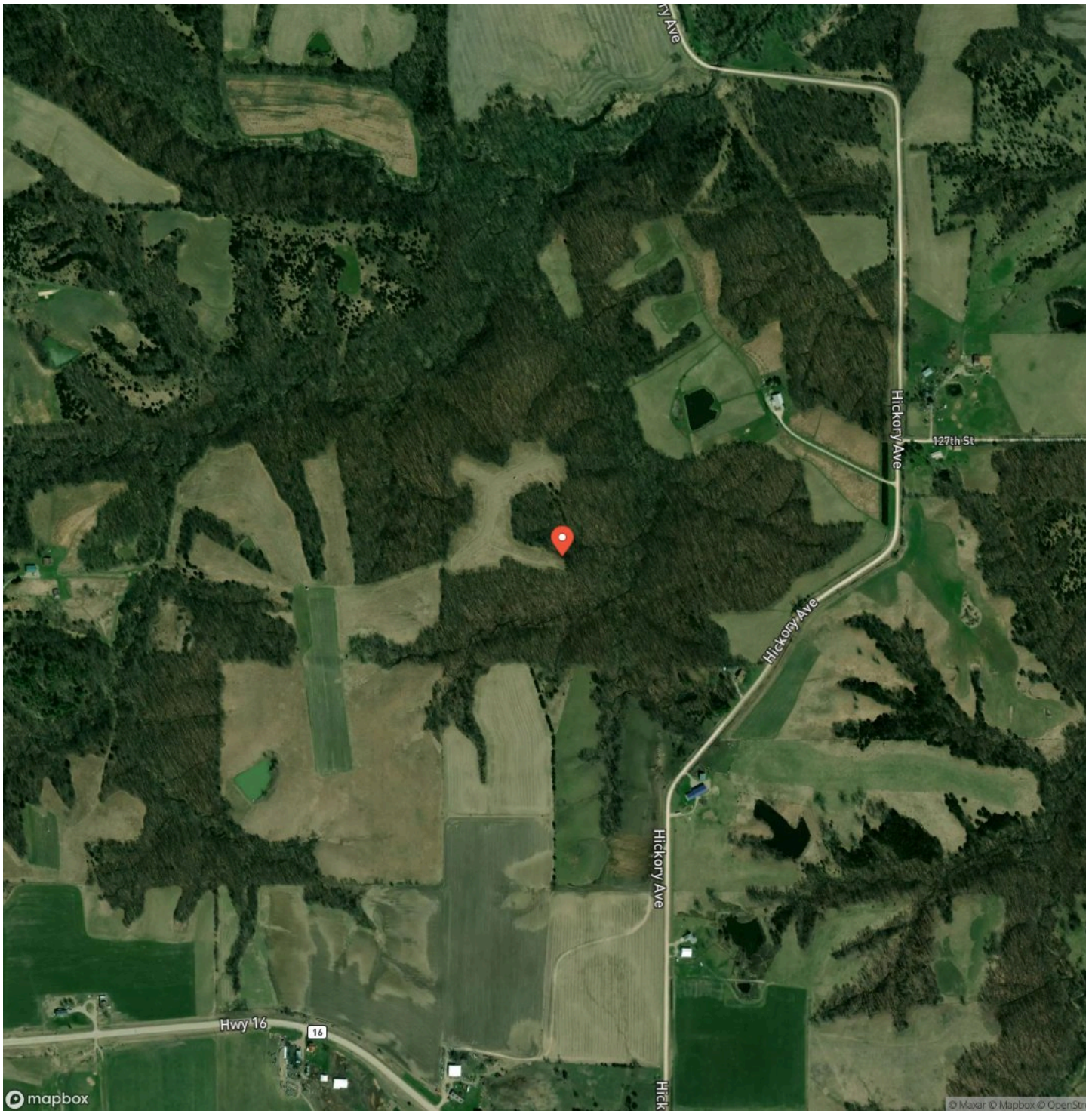
Locator Map



MORE INFO ONLINE:

MossyOakProperties.com

Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Nick Boley

Mobile

(641) 919-2801

Email

nboley@mossyoakproperties.com

Address

17263 Highway 2

City / State / Zip

Cantril, IA 52542

NOTES

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

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



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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