

## RECREATIONAL & CROPLAND LAND FOR SALE



# Van Buren

COUNTY, IOWA

## 250 Acres M/L

Listing #18623

*Alan McNeil*

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 **PEOPLES**  
COMPANY  
INTEGRATED LAND SOLUTIONS

# PROPERTY INFORMATION

Nestled along the banks of the Des Moines River and set with a truly remarkable landscape, this one-of-a-kind 250-acre m/l property is located only an hour from Ottumwa, Iowa. Located south of Bonaparte and off County road W40, this is a rare opportunity to own a large, contiguous tract of Van Buren County land. This farm is the ultimate lifestyle property with scenic building sites, secluded recreational acres, Des Moines access, and high-quality tillable acres.

The center portion of the property features an elevated ridge, offering panoramic views of the tillable ground and surrounding landscape—an ideal location for your dream home or weekend retreat.

The farm generates substantial income, with 184 acres of cropland under lease, providing \$35,000 in annual income. The tillable acres carry a productive 67.3 CSR2 and include high-producing Keosauqua and Coppock silt loams. The farm operator has taken meticulous care of the property to build biomass and improve soil health.

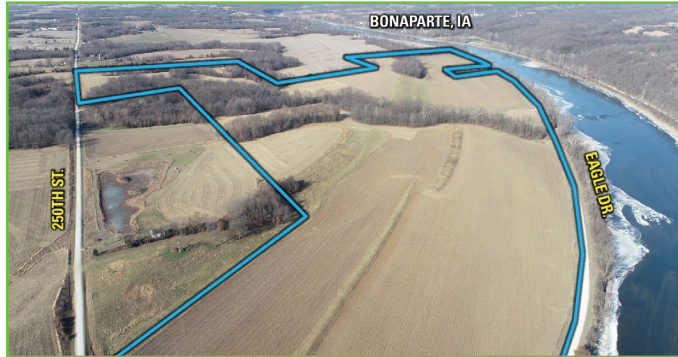
The recreational acres are some of the most diverse in southeast Iowa. The property's natural landscape offers exceptional hunting, fishing, hiking, and nature observation opportunities. Direct access to the Des Moines River allows for kayaking boating and canoeing. Opportunities to own large, contiguous tracts or combination tracts are rare, and this property needs to be seen in person to truly appreciate the diversity, seclusion, and scenic views. Contact the listing agent for a private showing.



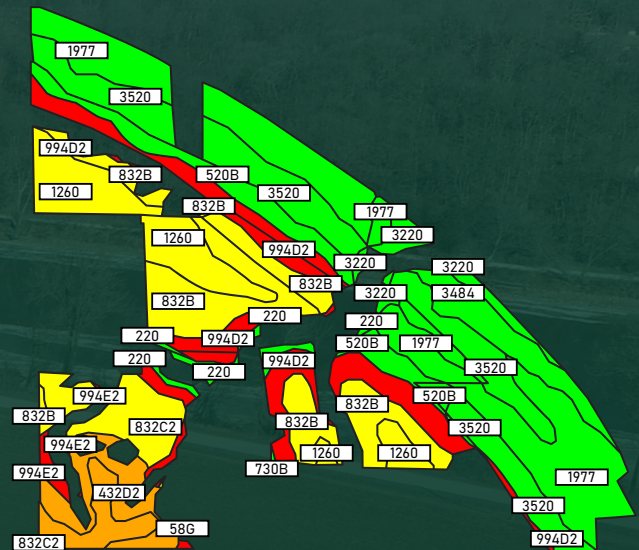
## DIRECTIONS

From Bonaparte, IA: Travel south on County Road W40. Cross the Des Moines River and take the first left (east) on Eagle Drive. Follow Eagle Drive for half a mile until reaching the farm. Look for Peoples Company signs.

 Eagle Drive Bonaparte, IA 52620



| Code     | Description                     | Acres | % of field | IA CSR2 |
|----------|---------------------------------|-------|------------|---------|
| 1977     | Keosauqua loam                  | 41.11 | 20.93%     | 86      |
| 3520     | Coppock silt loam               | 31.70 | 16.14%     | 85      |
| 832B     | Weller silt loam                | 27.57 | 14.04%     | 68      |
| 994D2    | Galland-Douds loams             | 22.71 | 11.56%     | 24      |
| 1260     | Beckwith silt loam              | 17.94 | 9.13%      | 51      |
| 520B     | Coppock silt loam               | 11.58 | 5.90%      | 80      |
| 832C2    | Weller silty clay loam          | 10.44 | 5.32%      | 61      |
| 3484     | Lawson silt loam                | 8.26  | 4.21%      | 93      |
| 432D2    | Gorin silty clay loam           | 7.46  | 3.80%      | 40      |
| 532C2    | Rathbun silty clay loam         | 5.56  | 2.83%      | 44      |
| 3220     | Nodaway silt loam               | 5.13  | 2.61%      | 88      |
| 220      | Nodaway silt loam               | 3.48  | 1.77%      | 79      |
| 994E2    | Galland-Douds complex           | 3.28  | 1.67%      | 17      |
| 58G      | Douds loam                      | 0.15  | 0.08%      | 5       |
| 730B     | Nodaway-Coppock-Cantril complex | 0.03  | 0.02%      | 74      |
| Average: |                                 |       |            | 67.3    |



**Price: \$2,225,000**  
**Net Taxes: \$4,824**



### WANT TO LEARN MORE?

Scan to View Listing #18623 Online or  
Visit [PeoplesCompany.com](https://www.PeoplesCompany.com)

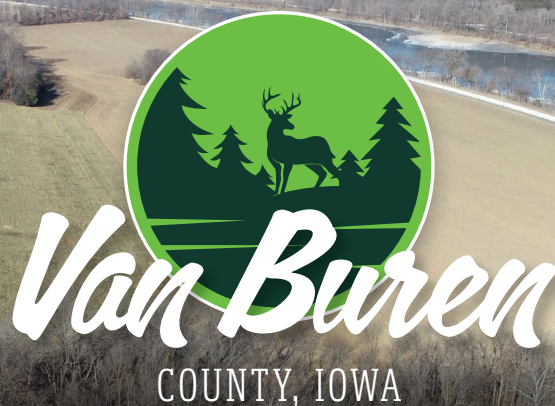


700 6th Avenue  
DeWitt, IA 52742



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