

# LAND FOR SALE

LISTING #18623

**250 ACRES M/L**  
VAN BUREN COUNTY, IOWA



**DOUG YEGGE**

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**PeoplesCompany.com**  
**563.659.8185**

700 6th Ave  
DeWitt, Iowa 52742

# LAND FOR SALE

## LEGAL DESCRIPTION:

250 Acres M/L being part of the East 1/2 of Section 16 and part of the SW 1/4 of Section 15 all part of Township 68 North, Range 8 West, VanBuren Co. Iowa. Exact legal to come from abstract.

**250 Acres M/L, Van Buren County, Iowa**

## COMMENTS & BUILDING 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 Highway 79, 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 67.4 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.

## LEASE/FSA INFORMATION:

Leased for the 2026 crop year.

## TO CONTACT LISTING AGENT:

Call: **Douglas R. Yegge**  
 Cell: 563.320.9900  
 Office: 563.659.8185  
 Doug@PeoplesCompany.com

Call: **Alan McNeil**  
 Cell: 563.321.1125  
 Office: 563.659.8185  
 Alan@peoplescompany.com

<b>TOTAL ACRES:</b>	<b>250</b>
<b>PRICE:</b>	<b>\$2,225,000</b>
<b>Price Per Acre:</b>	\$8,900
<b>Owner:</b>	Eagle Ridge Ranch
<b>Operator:</b>	Larry Remick
<b>County &amp; State:</b>	Van Buren Co., IA
<b>Location:</b>	South of Bonaparte, IA
<b>Possession Date:</b>	As agreed
<b>Drainage Info:</b>	Tile & Natural
<b>Average Productivity:</b>	67.4 CSR2
<b>Taxable Acres:</b>	247.75
<b>Net RE Taxes:</b>	\$6,695
<b>Taxes Payable In:</b>	2024
<b>Topography:</b>	Level to Rolling

## F.S.A. INFORMATION:

<b>Farmland:</b>	250
<b>Crop Acres:</b>	184
<b>CRP Acres:</b>	
<b>Wheat Base:</b>	
<b>Wheat Yield:</b>	
<b>Corn Base:</b>	184.2
<b>Corn Yield:</b>	104
<b>Soybean Base:</b>	1.8
<b>Soybean Yield:</b>	36

## APPROXIMATE BREAKDOWN OF ACRES:

<b>Total Acres:</b>	250
<b>Tillable Acres:</b>	
<b>CRP Acres:</b>	
<b>Farmstead:</b>	
<b>Roads:</b>	
<b>Waterways:</b>	
<b>Timber:</b>	
<b>Pasture:</b>	

**PeoplesCompany.com**  
**563.659.8185**

700 6th Ave  
 DeWitt, Iowa 52742

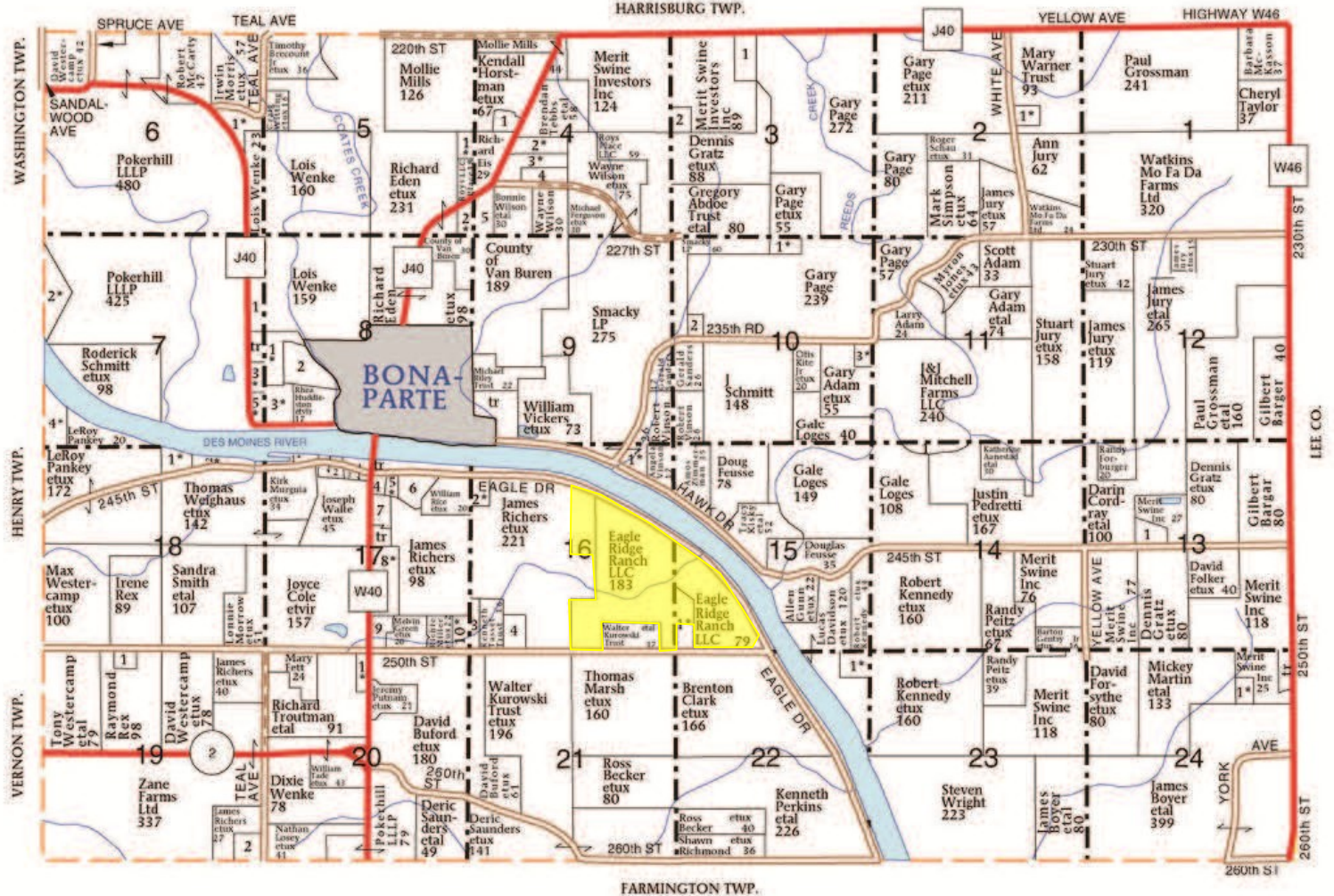


T-68-N

## BONAPARTE PLAT

(Landowners)

R-8-W

**BONAPARTE TOWNSHIP****SECTION 2**

1. Roen, Scott etux 9

**SECTION 3**

1. Merit Swine Inc 15

2. Merit Swine Inc 12

**SECTION 4**

1. Horstman, Chad 6

2. Ritz, Patricia etvir 9

3. Wilson, Zachary etal 20

4. Wilson, Zachary 13

5. Ludvick, Dave 19

**SECTION 5**

1. Ferguson, Michael etux 10

**SECTION 6**

1. McCracken, Glen etux 13

**SECTION 7**

1. Wenke, Lois 14

2. Schmitt, Roderick etux 11

3. Meek, Mark etux 8

4. Pankey, LeRoy etux 12

5. Meek, Michael etux 5

**SECTION 8**

1. Meek, Mark etux 17

2. Bonaparte Cemetery Assn 21

3. Meek, Michael etux 13

**SECTION 10****SECTION 12**

1. NE Mo Power 7

3. Sanderson, Michael etux 5

**SECTION 13**

1. Merit Swine Investors Inc 10

1. J&amp;J Mitchell Farms LLC 11

**SECTION 15**

1. Marsh, Lola etal 13

**SECTION 16**

1. Jager, James etux 10

2. Rice, William etux 8

3. Miller, Richie 8

**SECTION 17**

1. Kite, Lloyd etux 6

2. Ruppert, Scot 5

3. Warner Trust, Mary 7

4. Troutman, Barbara 8

5. Tackett, Gabriel etux 7

6. Hendricks, Rosalyn 22

7. Smith, Gregory 13

8. Johnson, Frank etux 17

9. Looker Retreat LLC 14

10. Richers, James etux 10

**SECTION 18**

1. Fuller, Richard etux 11

2. Kite, Lloyd etux 7

**SECTION 19****SECTION 20**

1. Troutman, Jimmy etux 8

**SECTION 22**

1. Kennedy, Robert etux 12

**SECTION 24**

1. Martin, Mickey etal 10



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VAN BUREN CO., IA





EAGLE RIDGE RANCH 250 ACRES M/L (250.00 AC TOTAL, 196.41 AC TILLABLE)

## AERIAL MAP



Center: 40.688092, -91.776235

16-68N-8W

Bonaparte Township

Van Buren County, IA

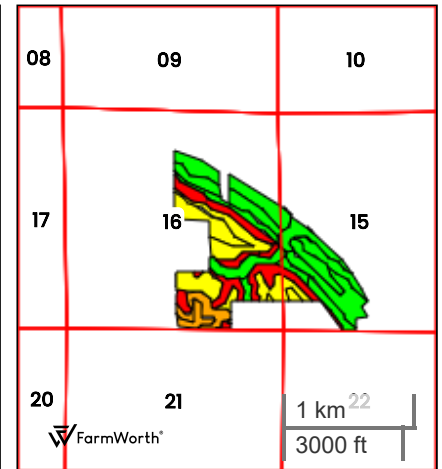
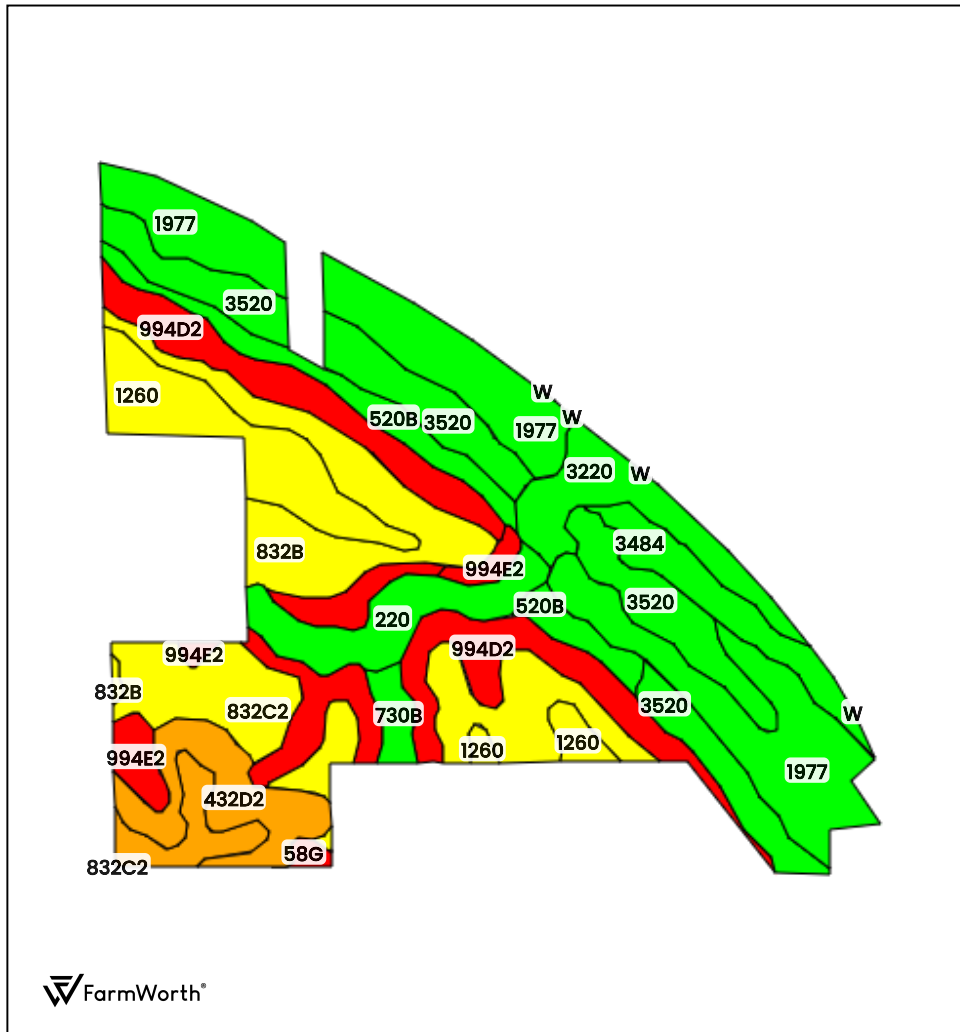


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# EAGLE RIDGE RANCH 250 ACRES M/L (250.00 AC TOTAL, 196.41 AC TILLABLE)

## TOTAL SOILS



County: Van Buren County, IA  
Location: 16-68N-8W  
Township: Bonaparte  
Acres: 250.00  
Date: 09/19/2025



Field borders obtained from Farm Service Agency  
as of 2008

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Code	Description	Acres	% of field	IA CSR2
1977	Keosauqua loam, 1 to 3 percent slopes	45.50	18.20 %	86
3520	Coppock silt loam, 0 to 2 percent slopes, rarely flooded	31.80	12.72 %	85
832B	Weller silt loam, terrace, 2 to 5 percent slopes	31.44	12.58 %	68
994D2	Galland-Douds loams, heavy loess, 9 to 14 percent slopes, moderately eroded	29.89	11.96 %	24
1260	Beckwith silt loam, terrace, 0 to 2 percent slopes	18.27	7.31 %	51
832C2	Weller silty clay loam, terrace, 5 to 9 percent slopes, moderately eroded	15.16	6.06 %	61
432D2	Gorin silty clay loam, 9 to 14 percent slopes, moderately eroded	12.16	4.86 %	40
220	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	11.88	4.75 %	79
994E2	Galland-Douds complex, 14 to 18 percent slopes, moderately eroded	11.83	4.73 %	17
3220	Nodaway silt loam, 0 to 2 percent slopes, rarely flooded	11.74	4.70 %	88
520B	Coppock silt loam, 2 to 5 percent slopes, rarely flooded	11.60	4.64 %	80
3484	Lawson silt loam, 0 to 2 percent slopes, rarely flooded	9.51	3.80 %	93
532C2	Rathbun silty clay loam, 5 to 9 percent slopes, moderately eroded	5.55	2.22 %	44
730B	Nodaway-Coppock-Cantril complex, 2 to 5 percent slopes	2.72	1.09 %	74
58G	Douds loam, 25 to 40 percent slopes	0.88	0.35 %	5
W	Water	0.05	0.02 %	0
Average:				65.0

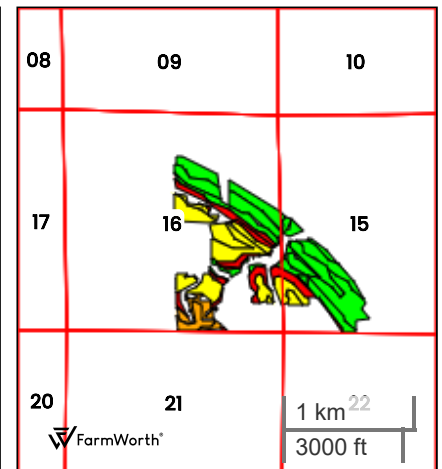
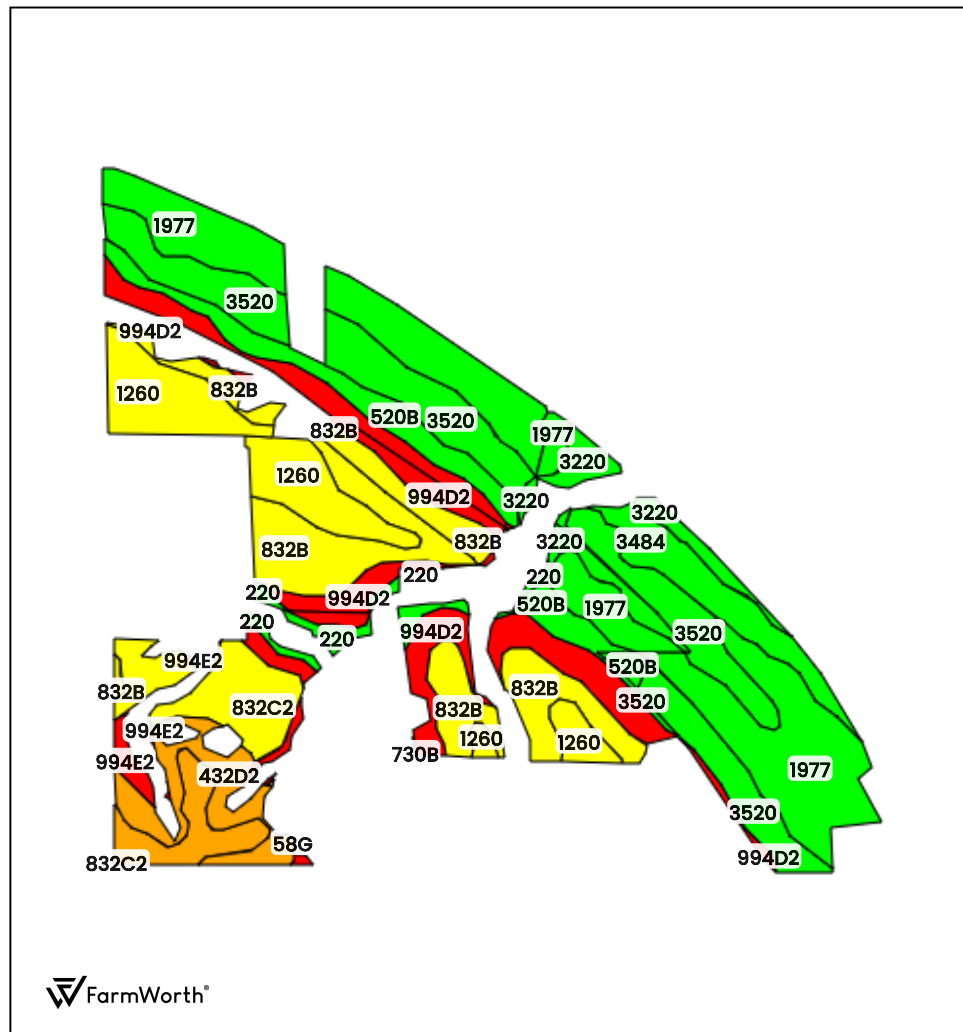
IA has updated the CSR values for each county to CSR2.

Soils data provided by USDA and NRCS.



# EAGLE RIDGE RANCH 250 ACRES M/L (250.00 AC TOTAL, 196.41 AC TILLABLE)

## TILLABLE SOILS



County: Van Buren County, IA

Location: 16-68N-8W

Township: Bonaparte

Acres: 196.41

Date: 09/19/2025



Field borders obtained from Farm Service Agency as of 2008

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Code	Description	Acres	% of field	IA CSR2
1977	Keosauqua loam, 1 to 3 percent slopes	41.11	20.93 %	86
3520	Coppock silt loam, 0 to 2 percent slopes, rarely flooded	31.70	16.14 %	85
832B	Weller silt loam, terrace, 2 to 5 percent slopes	27.57	14.04 %	68
994D2	Galland-Douds loams, heavy loess, 9 to 14 percent slopes, moderately eroded	22.71	11.56 %	24
1260	Beckwith silt loam, terrace, 0 to 2 percent slopes	17.94	9.13 %	51
520B	Coppock silt loam, 2 to 5 percent slopes, rarely flooded	11.58	5.90 %	80
832C2	Weller silty clay loam, terrace, 5 to 9 percent slopes, moderately eroded	10.44	5.32 %	61
3484	Lawson silt loam, 0 to 2 percent slopes, rarely flooded	8.26	4.21 %	93
432D2	Gorin silty clay loam, 9 to 14 percent slopes, moderately eroded	7.46	3.80 %	40
532C2	Rathbun silty clay loam, 5 to 9 percent slopes, moderately eroded	5.56	2.83 %	44
3220	Nodaway silt loam, 0 to 2 percent slopes, rarely flooded	5.13	2.61 %	88
220	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	3.48	1.77 %	79
994E2	Galland-Douds complex, 14 to 18 percent slopes, moderately eroded	3.28	1.67 %	17
58G	Douds loam, 25 to 40 percent slopes	0.15	0.08 %	5
730B	Nodaway-Coppock-Cantril complex, 2 to 5 percent slopes	0.03	0.02 %	74
Average:				67.3

IA has updated the CSR values for each county to CSR2.

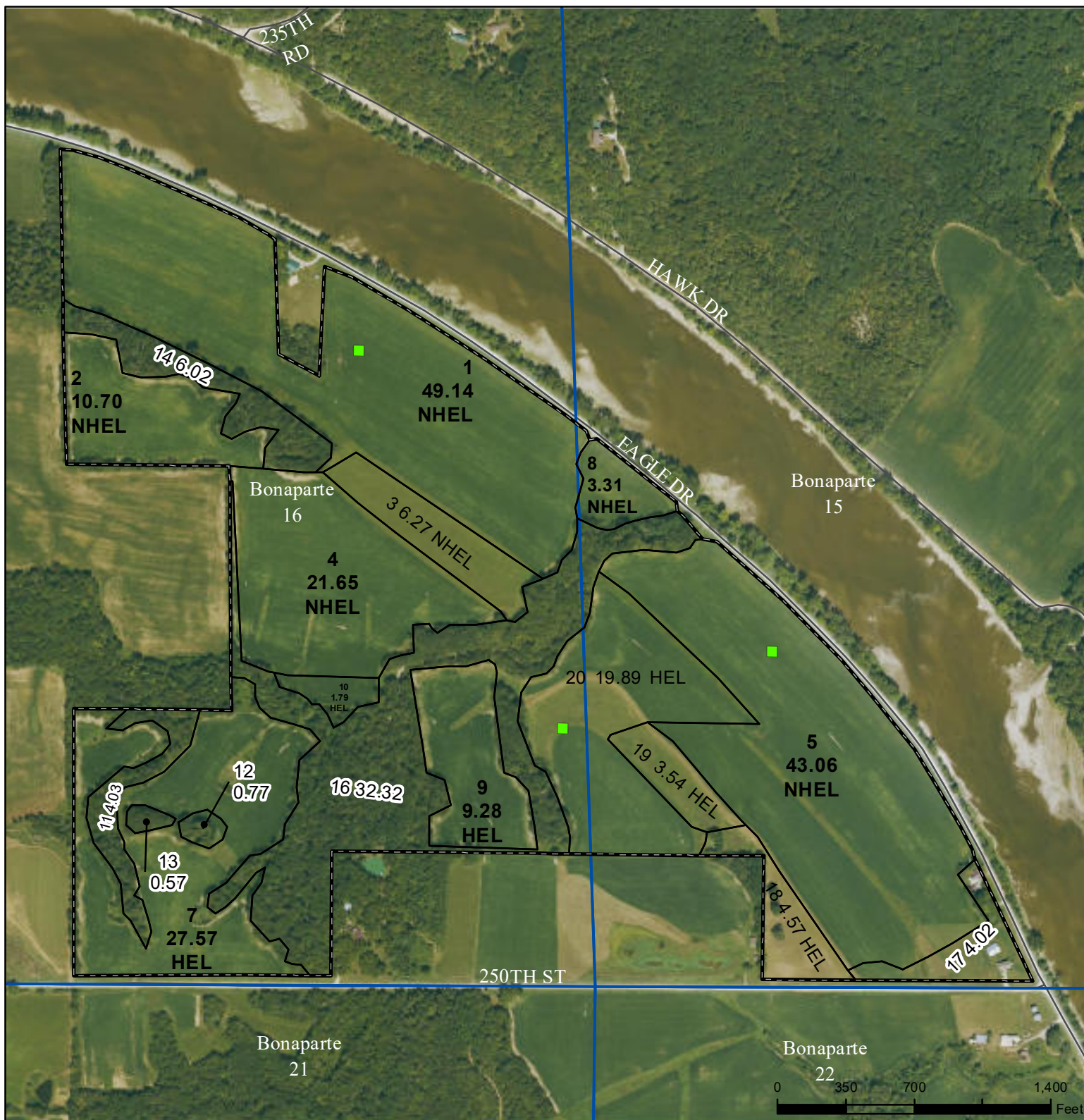
Soils data provided by USDA and NRCS.





United States  
Department of  
Agriculture

## Van Buren County, Iowa



### Legend

- Non-Cropland
- Cropland
- CRP
- Tract Boundary
- Iowa PLSS
- Iowa Roads

### Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

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2025 Program Year

Map Created June 23, 2025

Farm **3916**

Tract **10725**

Tract Cropland Total: 200.77 acres

IOWA  
VAN BUREN

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

### Abbreviated 156 Farm Record

FARM : 3916

Prepared : 9/17/25 3:44 PM CST

Crop Year : 2025

Operator Name : JOSEPH LEE REMICK  
CRP Contract Number(s) : None  
Recon ID : None  
Transferred From : None  
ARCPLC G//F Eligibility : Eligible

#### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
248.50	200.77	200.77	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	200.77	0.00			0.00	0.00	0.00	0.00

#### Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

#### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	184.20	0.00	104	
Soybeans	1.80	0.00	36	
<b>TOTAL</b>	<b>186.00</b>	<b>0.00</b>		

#### NOTES

Tract Number : 10725

Description : BON-15,16 PF-3411  
FSA Physical Location : IOWA/VAN BUREN  
ANSI Physical Location : IOWA/VAN BUREN  
BIA Unit Range Number :  
HEL Status : HEL field on tract.Conservation system being actively applied  
Wetland Status : Tract does not contain a wetland  
WL Violations : None  
Owners : EAGLE RIDGE RANCH LLC  
Other Producers : LARRY DEAN REMICK  
Recon ID : None

#### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
248.50	200.77	200.77	0.00	0.00	0.00	0.00	0.0



IOWA  
VAN BUREN  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

**FARM : 3916**  
Prepared : 9/17/25 3:44 PM CST  
Crop Year : 2025

**Abbreviated 156 Farm Record**

**Tract 10725 Continued ...**

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	200.77	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	184.20	0.00	104
Soybeans	1.80	0.00	36
<b>TOTAL</b>	<b>186.00</b>	<b>0.00</b>	

**NOTES**

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