

36 ACRES +/-

VAN BUREN COUNTY, IA



PROPERTY ADDRESS

25919 Teal Avenue, Farmington, IA 52626



Listing Price \$520,000

#2112 Farm

PROPERTY DESCRIPTION

This is the perfect combination of home and farm that will produce giant whitetails and a beautifully updated, self-sufficient home that has geo thermal heating and solar panels for electricity.

The 2,400 sq ft home has many updates and sits back in the middle of the section via private easement road for ultimate privacy. The acreage has 2 big buildings for extra storage and a fully stocked pond for catching fish all day long, right outside your new home. The land is a well manicured small farm and is a completely turn key hunting farm. Established food plots, tower blinds, tree stands, and mowed trails throughout, has this farm ready day one for the next owner. Endless recreational possibilities on this property! Several landowners are practicing QDMA in the immediate area.

PROPERTY FEATURES

- 2 Bedroom / 2 Bath Home
- 2,400 sq ft Total / Built in 2013
- Renovated in 2018
- Solar panel system w/ transferable warranty
- 30' x 30' Garage connects via breezeway to home
- 64' x 40' Pole Bar with solar panels attached
- 20' x 48' Barn with lean-to on each side
- Fully stocked pond [bluegill, crappie, bass]
- Established food plots in strategic places
- 1 Muddy tower blind, 2 man-made tower blinds & more
- All stands to be left for new owner
- Excellent deer population
- Small farm that will hunt big with a trail system throughout
- This farm is setup to hunt with multiple winds

LANDPROZ

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