

**AMERICAN
LEGACY**
LAND CO

FOR SALE

**HUNTING FARM
WITH CABIN**

Birmingham, IA

60 +/- Acres

OFFERED AT:

\$455,000

ABOUT THIS PROPERTY:

If you've been searching for a premier Southeast Iowa hunting property that is ready to enjoy from day one, this exceptional 60 +/- acre farm in Van Buren County delivers. Located in a highly sought-after trophy whitetail neighborhood, this property offers the kind of habitat, access, and setup serious hunters look for, along with the comfort of a well-appointed cabin and the added upside of timber income potential.





More About this Property:

The farm is truly turnkey for hunting. A well-maintained trail system provides easy access throughout the property for hunting, hiking, ATV riding, or simply enjoying the land. Multiple deer stands, deer blinds, and turkey blinds are already in place around the 8+ acres of current plots, and the strong trail camera history reflects the quality of wildlife this area consistently produces. With excellent cover, proven deer movement, and a location surrounded by quality habitat, this farm has the ingredients to produce mature whitetails year after year.

Added in 2022 a 640 sq ft cabin provides a comfortable base camp with 1 bedroom, 1 bathroom, heating and air conditioning, making it ideal for hunting season, weekend escapes, or extended stays. The property is equipped with rural water, electricity, fiber optic internet, and septic holding tanks. A dedicated camper hookup with its own sewage dump into the holding tanks adds even more flexibility for hosting family and guests.

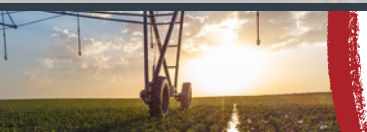
Additional improvements include a 2020 storage garage for ATVs, equipment, and hunting gear, helping keep everything organized and ready for the next trip to the farm.

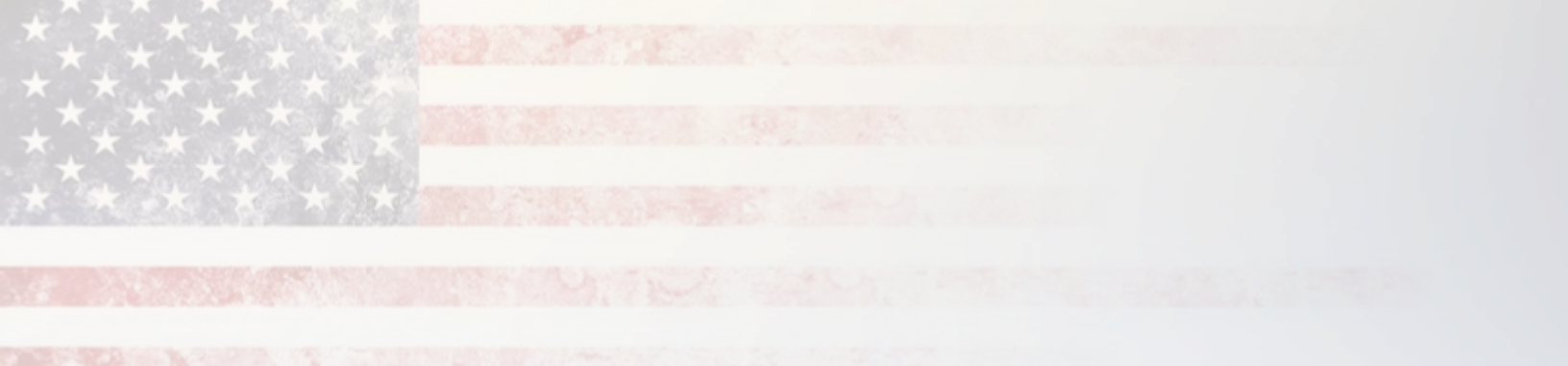
For buyers looking at the long-term investment side of the property, two separate timber evaluations have been completed:

- Approximately \$18,000 for harvesting mature walnut trees only.
- Approximately \$32,000 for a selective, hunting-minded harvest including mature walnut, oak, and other marketable species.

Whether your goal is to own a proven trophy whitetail farm, secure a recreational retreat, or invest in land with both hunting and timber value, this property stands out as a rare opportunity. Hunt trophy bucks, chase spring gobblers, enjoy the trail system, generate timber income, and relax in your own cabin on a property that is ready to go from day one.

Conveniently located just a short drive from Fairfield, Birmingham, and Keosauqua, this is a rare chance to own a truly turnkey hunting property in one of Southeast Iowa's most desirable and productive hunting regions. Don't miss your opportunity to make this exceptional farm yours—schedule your private showing today.





Taxes: \$490 (2025-2026)

Legal Descriptions: The Northwest Quarter of the Southeast Quarter and the North Half of the Northeast Quarter of the Southeast Quarter of Section 17, Township 70 North, Range 10 West, Van Buren County, Iowa

Location: 12467 Hickory Ave Birmingham, IA

Directions: From Fairfield: Head south on Hwy 1 to Birmingham. Turn west on West Cedar Street (115th St) for 4.3 miles. Then turn south on Hickory Ave and continue for 1.5 miles, property will be on the right.

From Birmingham: Head west on West Cedar Street (115th St) for 4.3 miles, then turn south on Hickory Ave and continue for 1.5 miles. The property will be on the right.

From Keosauqua: Head north on Hwy 1. Turn west on Hwy 16 for 4.5 miles, turn north on Hickory Ave for 1.2 miles. The property will be on the left.

FEATURES:

- 60 +/- acres
- Excellent hunting
- Stands, blinds, and plots for turn-key hunting
- Trails throughout property
- Healthy deer and turkey population
- Camper hookups for electric, water, and sewer

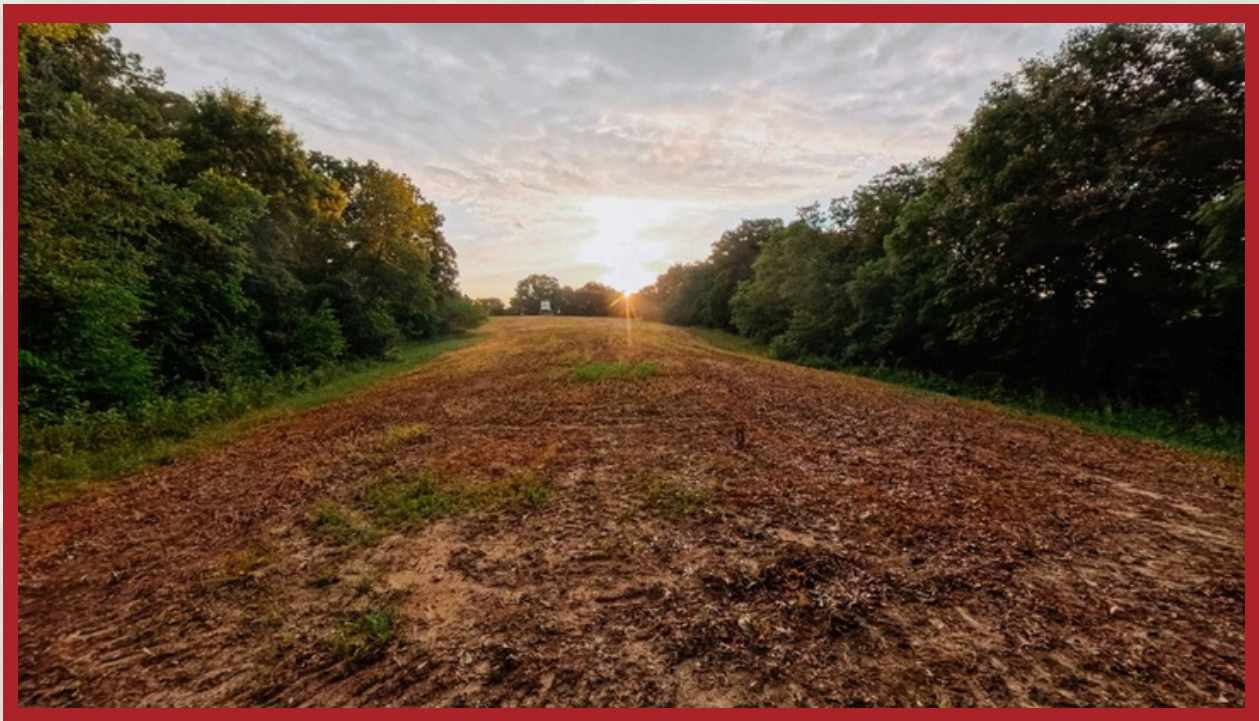


HELPING YOU BUY
AND SELL LAND



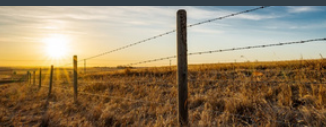
Aerial Map:

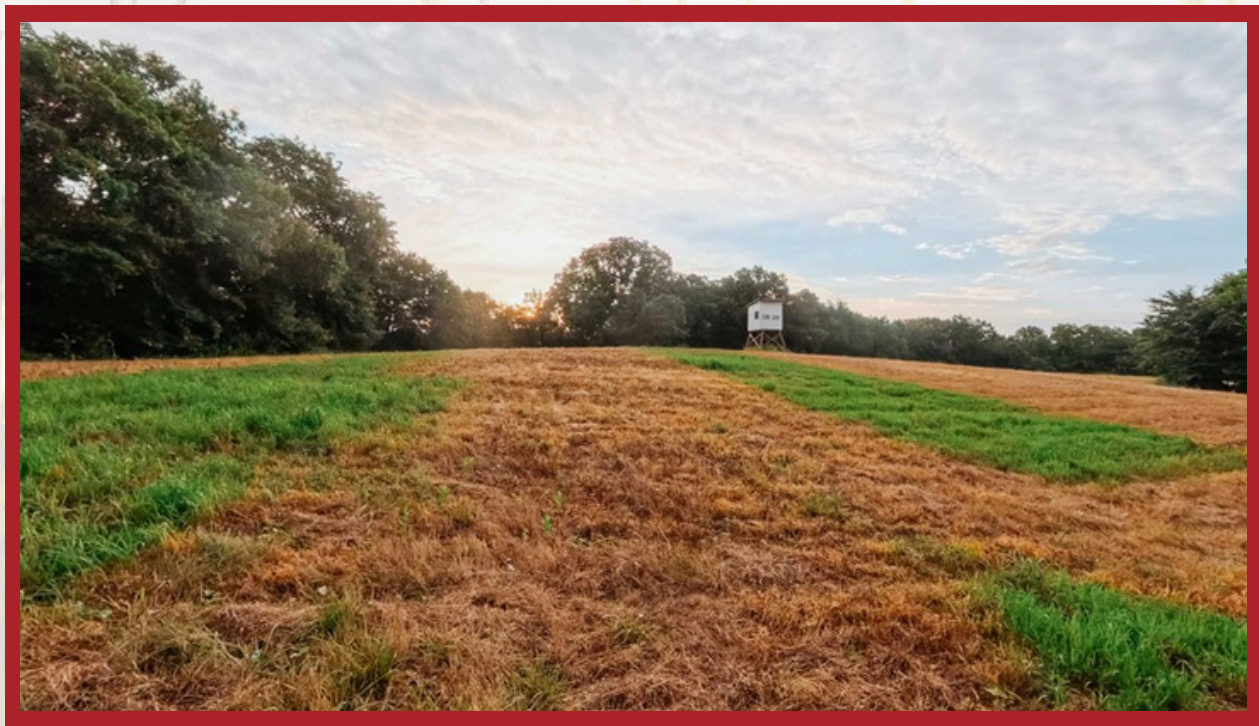




FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT

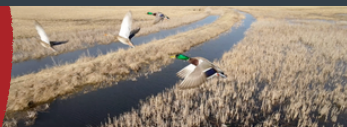


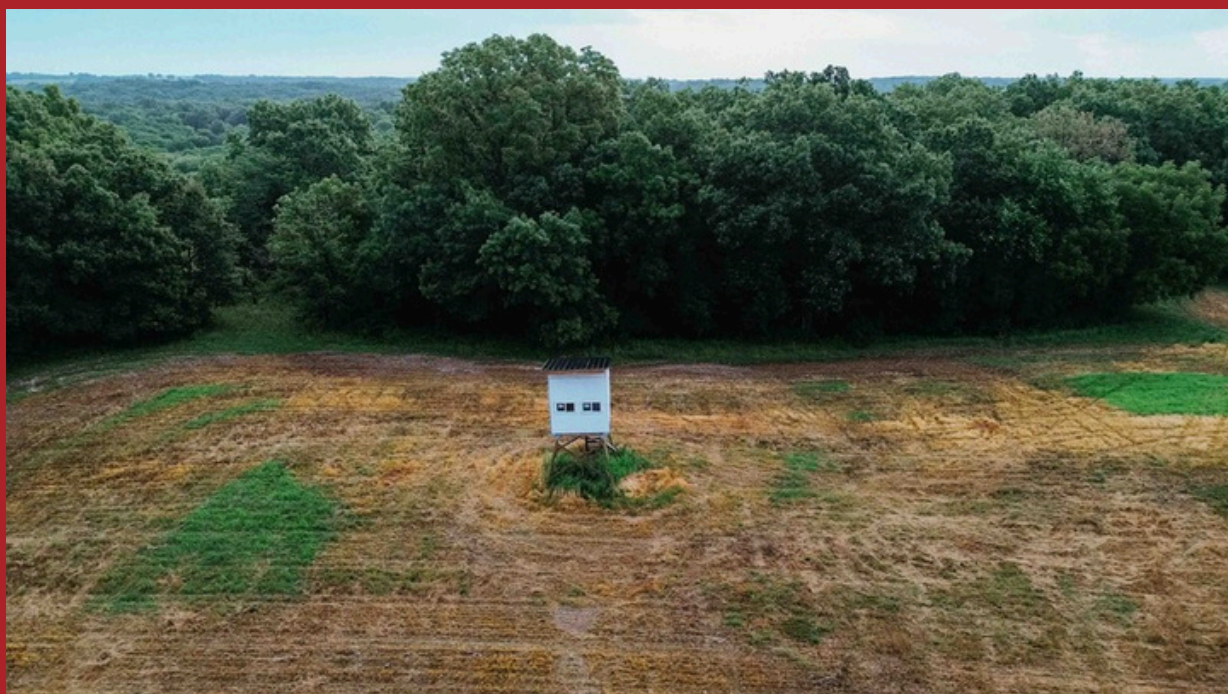




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COMMITTED • DETERMINED
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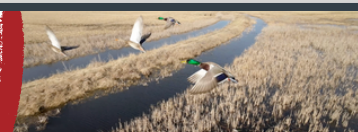
**BUYING • SELLING
AUCTIONS**





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FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT





About the Agent:

Steve is a dedicated land agent and real estate professional with deep roots in agriculture, land management, and outdoor recreation. For more than a decade, he has lived and worked in the heart of Southeast Iowa, managing thousands of acres for landowners and clients while helping maximize the value, productivity, and recreational potential of their properties.

Before entering real estate, Steve began his career in Wisconsin as an agronomy plant manager while also farming and managing hunting properties for friends, family, and clients. His hands-on background in agriculture, habitat improvement, and land stewardship gives him a unique understanding of what buyers and sellers are truly looking for in rural properties.

In 2022, Steve earned his real estate license to better serve clients searching for farmland, hunting properties, recreational acreage, country homes, and investment ground. Whether working with a blank-slate farm, productive tillable acreage, or a turnkey hunting property, Steve is passionate about helping clients buy, sell, and transform land into something meaningful and profitable.



Known for his strong work ethic, honesty, and passion for the outdoors, Steve enjoys building lasting relationships and guiding clients through every stage of the land ownership journey. His goal is simple: help people find and enjoy their own piece of God's Country.

STEVE SCHEUERS, LAND AGENT



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