

**AMERICAN
LEGACY
LAND CO**

FOR SALE

HUNTING PROPERTY

Douds, IA

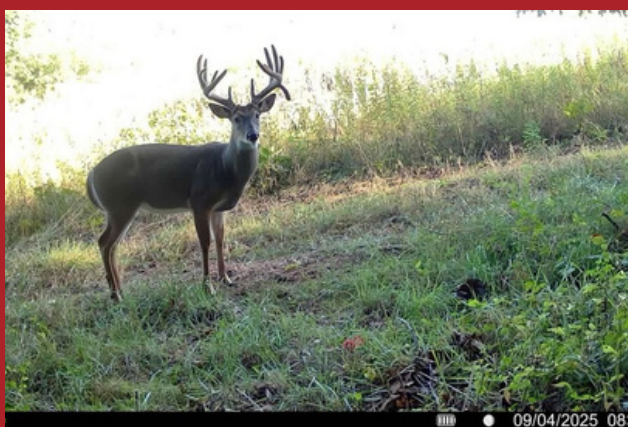
90 +/- Acres

**OFFERED AT:
\$675,000**

ABOUT THIS PROPERTY:

Opportunities to find 90 +/- acres with this combination of recreation, hunting, timber, water, and wildlife habitat are hard to come by.

This property offers something for everyone, featuring mature timber, nearly 5 acres of established food plots, tillable/CRP ground, an established trail system, a creek running through the property, and a beautiful 1/2-acre pond perfect for fishing, kayaking, swimming, or simply relaxing by the water.





More About this Property:

For the hunter, the property provides excellent habitat for whitetails and a variety of other wildlife. Mature bucks, turkey, pheasants, grouse, and quail are all present. The combination of mature timber, food plots, water, creek corridors, and cover creates an attractive environment for wildlife throughout the year.

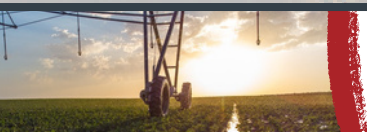
Adding even more value, the property connects to approximately 440 acres of Van Buren County-managed Wildlife Area, providing an extensive neighboring wildlife habitat and additional recreational opportunities.

A build site with the pond within walking distance gives you the opportunity to create your own private hunting camp, weekend getaway, family retreat, or permanent residence. Imagine spending fall mornings in the timber, afternoons fishing or kayaking, and evenings enjoying the property with family and friends.

The mature timber has an estimated \$20,000 in timber value, while the existing CRP contract provides an additional source of income and adds further value to the property.

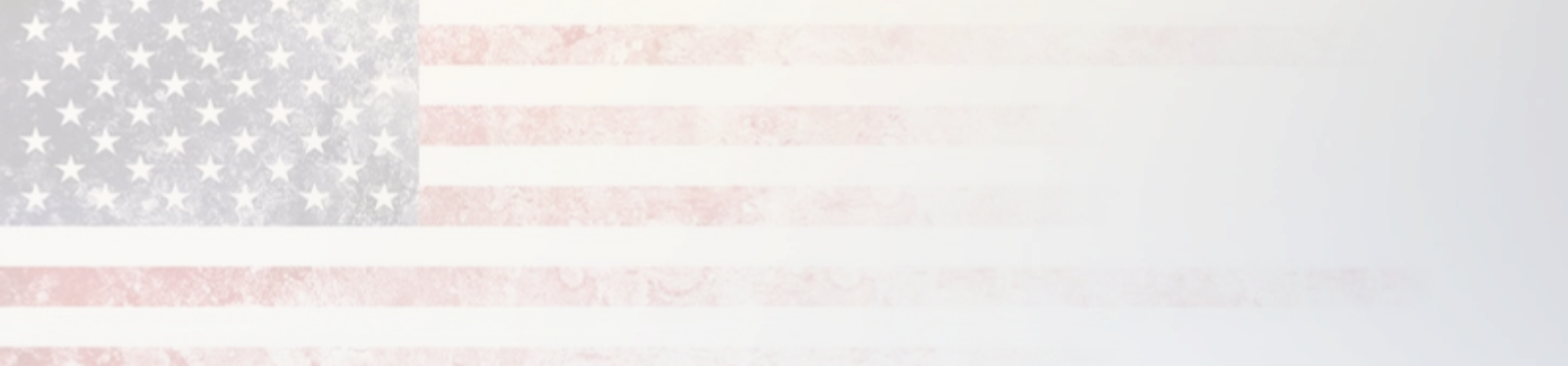
Conveniently located less than 32 minutes from Ottumwa, approximately 21 minutes from Fairfield, and only 15 minutes from Keosauqua, you can enjoy the privacy of a country retreat while remaining close to town.

With 90 acres of timber, water, food plots, trails, wildlife habitat, and recreational opportunity, this property offers a rare chance to own your own piece of Southeast Iowa.



**GROW YOUR
LEGACY**





Directions: Head north out of Keosauqua and go west on highway 16. Turn south onto Gray Ave. and the property is on the left.

Address: XXX Gray Ave Douds, IA

Legal Description:

The Southwest Quarter of the Southeast Quarter, and the South three-fourths of the East Half of the Southeast Quarter of Section 19, Township 70 North, Range 10 West, in Van Buren County, Iowa. Subject to Rathbun Water Easement in Misc. Rec. 29 Page 404. EX? E?? Auditor's Parcel "F" A part of the Southwest Quarter of the Southeast Quarter of Section 19, Township 70 North, Range 10 West of the 5th P.M., Van Buren County, Iowa, containing 10.00 acres, including 1.06 acres of presently existing Van Buren County road easement, more or less and more particularly described in Jason C. Hull Plat of Survey filed May 20, 2025 in Document 2025-592.

Taxes: \$1124/year

FEATURES:

- 90 +/- acres
- CRP income
- Timber value
- Established trail system and food plots
- Fishing pond

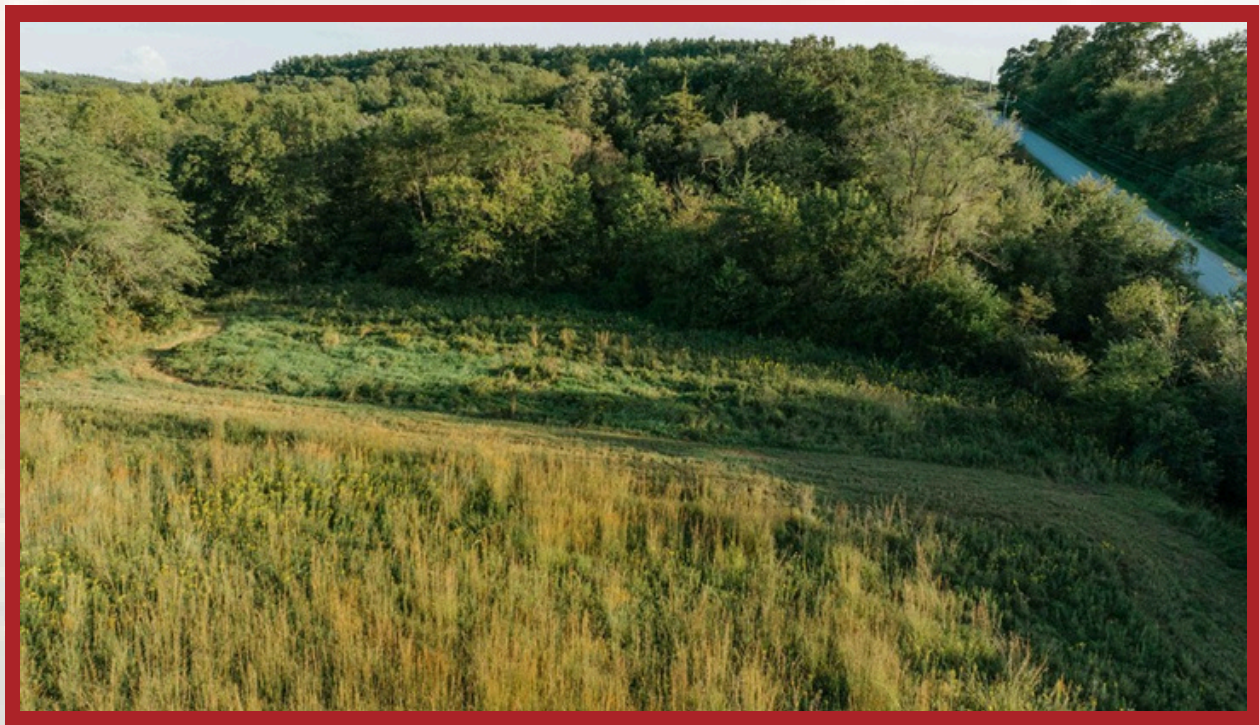


HELPING YOU BUY
AND SELL LAND



**VAN BUREN
COUNTY,
IOWA**

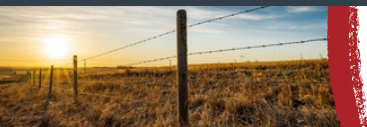


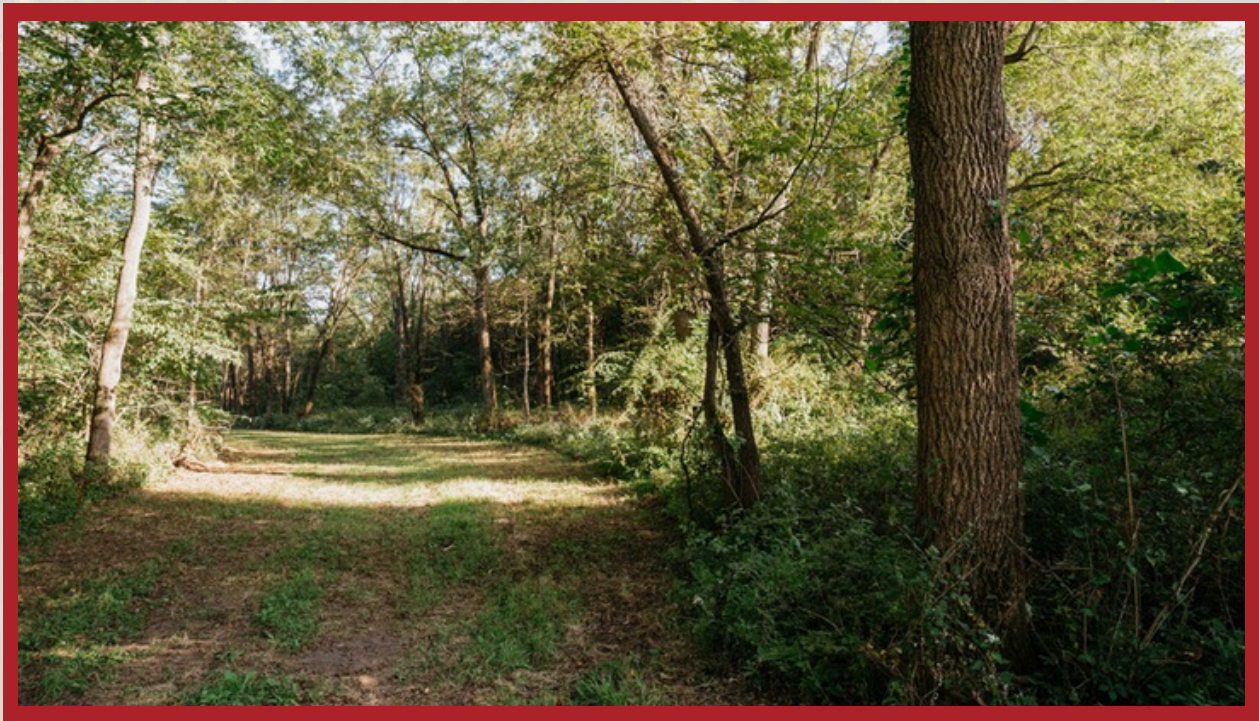
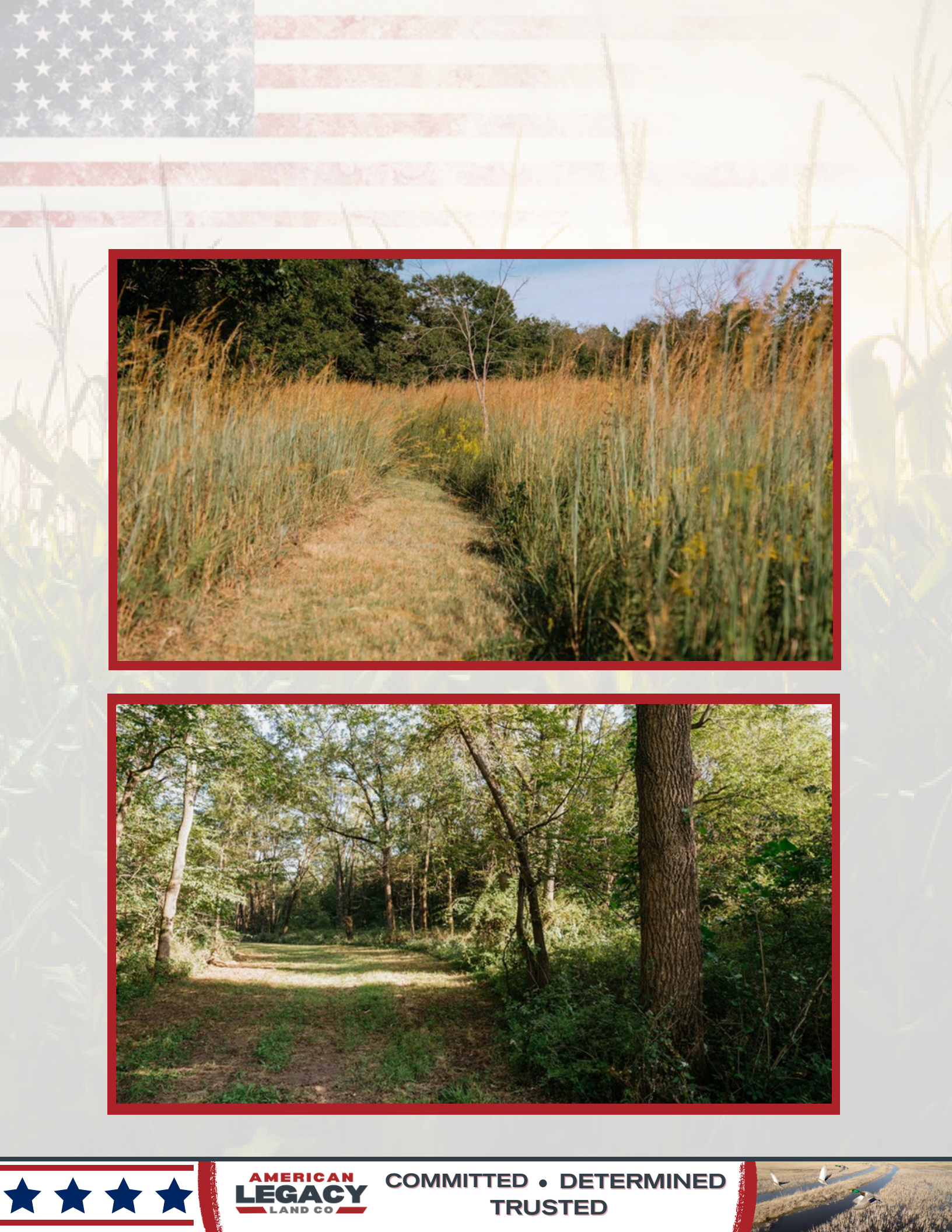


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FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT

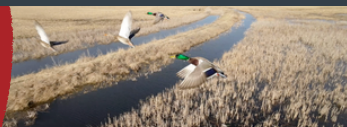


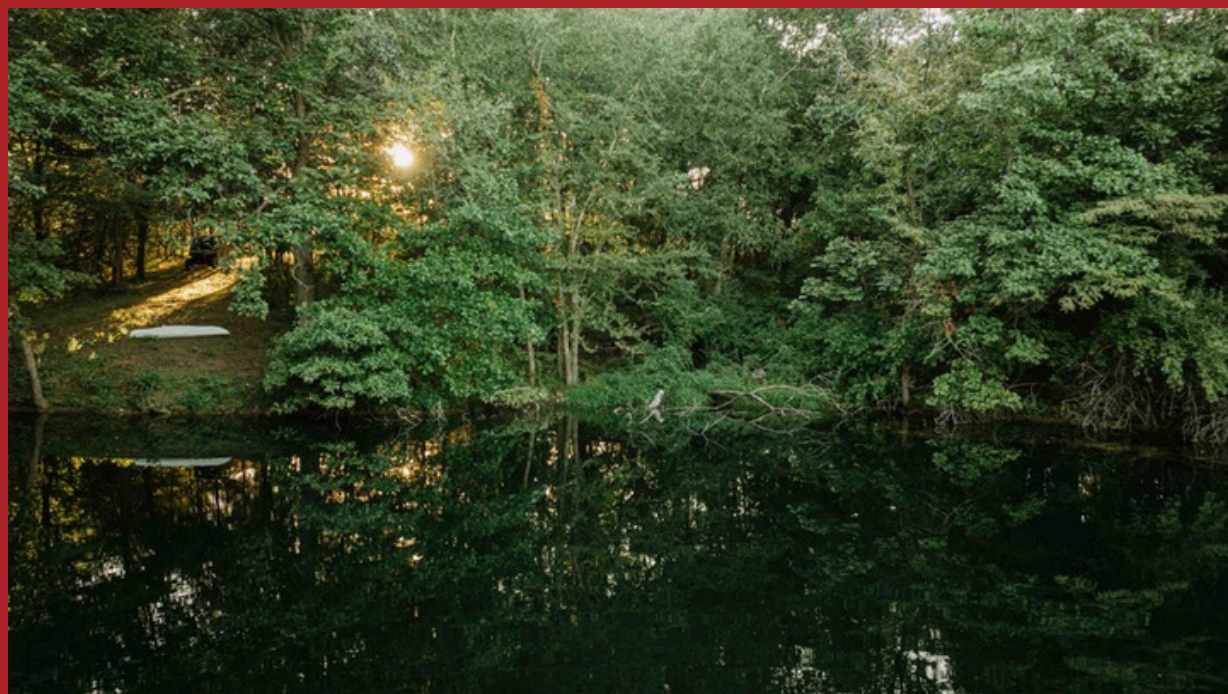


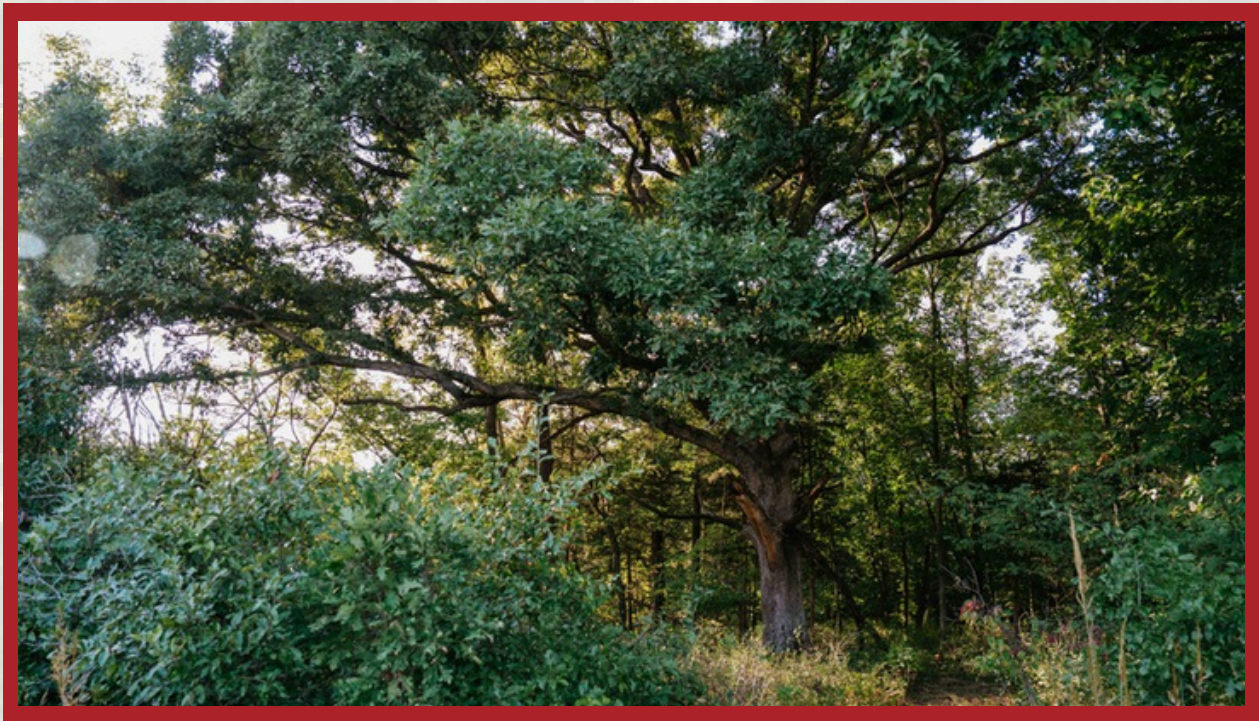


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COMMITTED • DETERMINED
TRUSTED





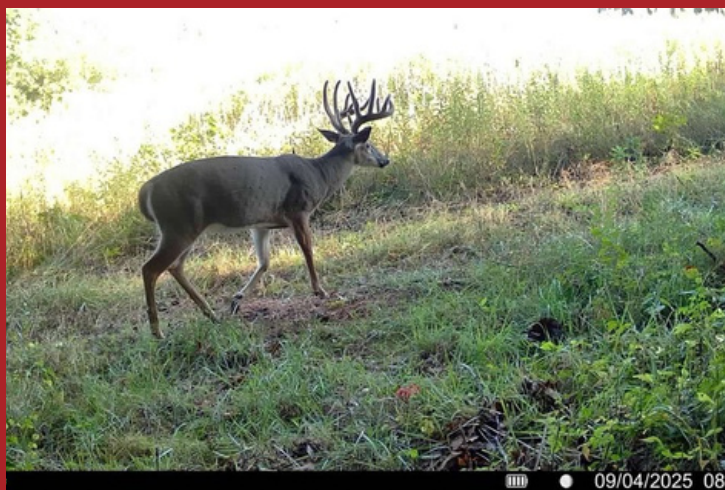
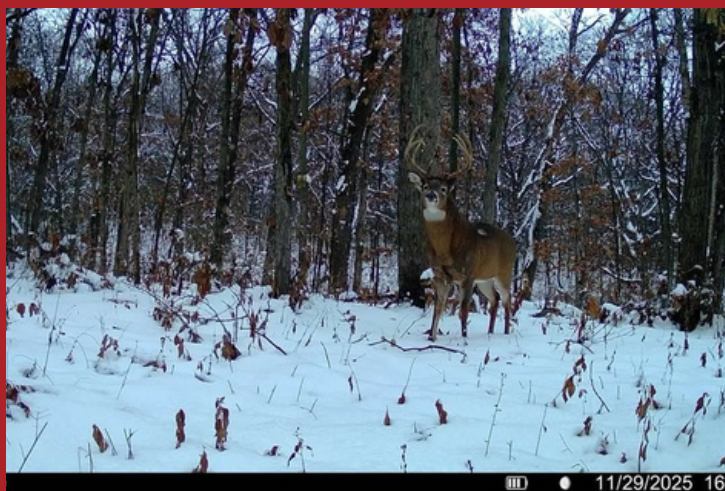


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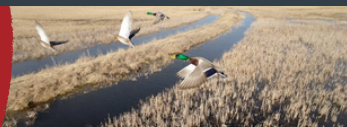
BUYING • SELLING
AUCTIONS





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About the Agent:

Dillon, a southeast Iowa resident, combines his real estate know-how with hands-on farming experience and a love for habitat management and whitetail deer hunting. He specializes in hunting and farm properties, using his agricultural background to help clients navigate these niche markets. Dillon's understanding of wildlife management and farming is especially helpful for those on the hunt for prime hunting land or productive farmland. He's also worked in residential real estate, giving him a well-rounded perspective across different types of properties.

Dillon's journey started in Minnesota, where he grew up working in construction and excavation—building and remodeling homes, and digging basements for residential properties. That hands-on experience sparked his interest in real estate, leading him to get his real estate license in 2014. He values those early years because they gave him a solid foundation in property development and investment, which helps him better serve his clients today.

Known for his strong work ethic and easygoing approach, Dillon has built his career on helping clients make smart, informed decisions. He's always prepared and up-to-date, so you can feel confident whether you're buying or selling. With a passion for the outdoors and deep local knowledge, Dillon is the go-to person for anyone looking for hunting, recreational, or agricultural properties.

Outside of his professional life, Dillon enjoys spending time outdoors with his wife, Alyssa, and their two children, Penelope and Parker. In his free time, he's often hunting whitetail deer, snowmobiling out west, and managing his and his clients' hunting properties.

DILLON STRAND, LAND AGENT



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