



## Van Buren County Investment & Tillable Farm

Hawk Drive, Douds, IA 52551

**Hawkeye  
Real Estate**

**Price:** \$961,582

**Acres:** 81.49 +/-

**Price/Acre:** \$11,800



### PROPERTY FEATURES

- 76.32 CRP Acres, Annual Income \$18,620, Expires 2026
- 93.65% of Farm is Income Producing
- 79.8 CSR2
- Great Future Row-crop Potential
- Native Grasses & River Access
- Annual Taxes \$2,100

### CONTACT US



**Hawkeye  
Real Estate**

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Realtor®

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Licensed In Iowa

Ryan Ammons, Broker, Licensed in Iowa. Alan Ammons, Broker Associate, Licensed in Iowa & Missouri. All Agents Licensed in Iowa. The above information, although believed to be accurate, is not warranted or guaranteed by the owner, listing firm, or listing agent.

# PROPERTY MAP



Hawkeye  
Real Estate

## Aerial Map

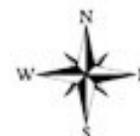


Hawkeye  
Real Estate

Boundary Center: 40° 50' 27.94, -92° 5' 29.14

0ft 452ft 904ft

26-70N-11W  
Van Buren County  
Iowa



12/17/2025