

LAND FOR SALE

LISTING #18623

250 ACRES M/L
VAN BUREN COUNTY, IOWA



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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**
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 Office: 563.659.8185
 Alan@peoplescompany.com

TOTAL ACRES:	250
PRICE:	\$2,225,000
Price Per Acre:	\$8,900
Owner:	Eagle Ridge Ranch
Operator:	Larry Remick
County & State:	Van Buren Co., IA
Location:	South of Bonaparte, IA
Possession Date:	As agreed
Drainage Info:	Tile & Natural
Average Productivity:	67.4 CSR2
Taxable Acres:	247.75
Net RE Taxes:	\$4,824
Taxes Payable In:	2024
Topography:	Level to Rolling

F.S.A. INFORMATION:

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

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	250
Tillable Acres:	
CRP Acres:	
Farmstead:	
Roads:	
Waterways:	
Timber:	
Pasture:	

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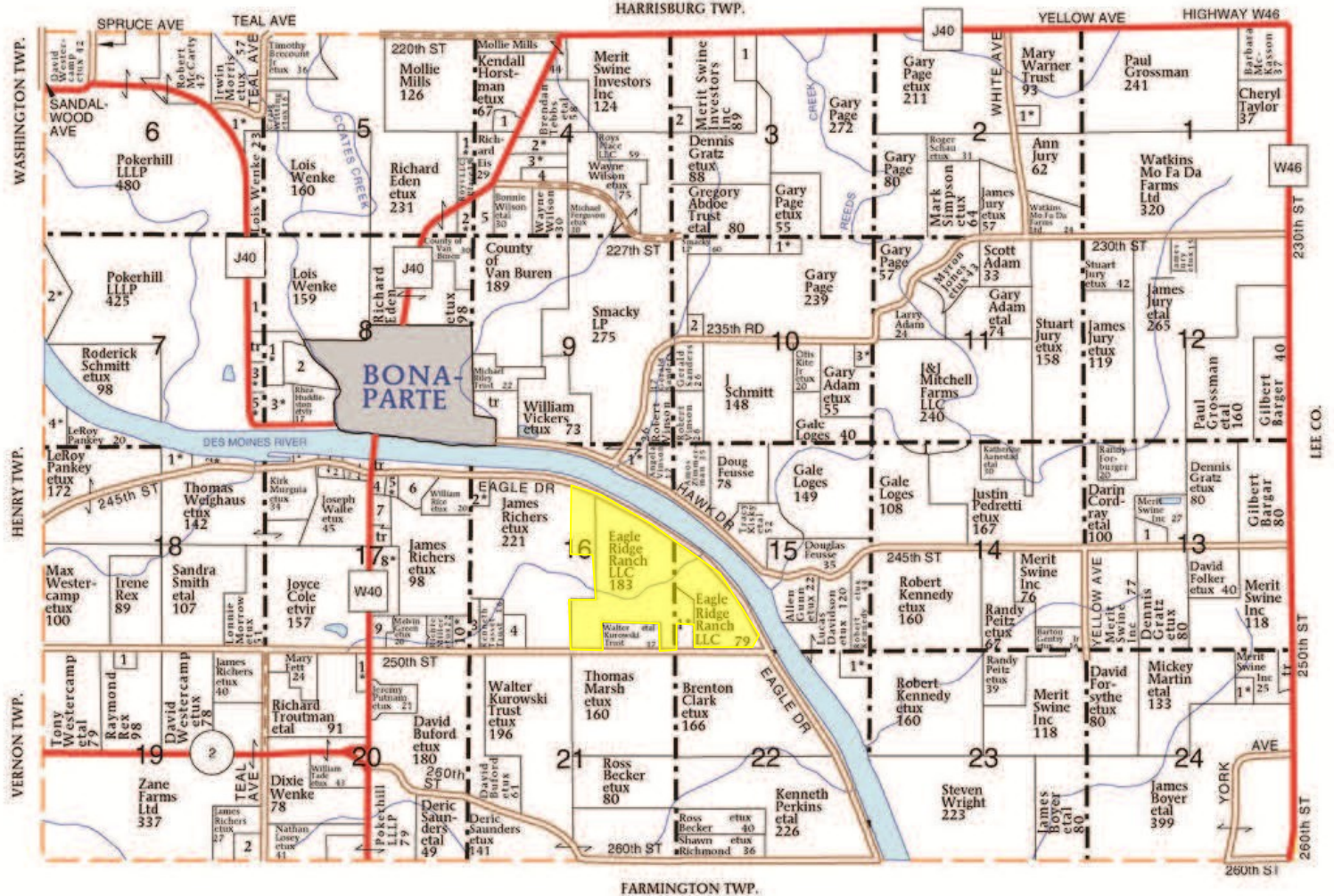
700 6th Ave
 DeWitt, Iowa 52742

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

2. Shriver, Ryan etux 5

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

1. Page, Gary etux 12

2. NE Mo Power 7

3. Sanderson, Michael etux 5

SECTION 13

1. Merit Swine Investors Inc 10

1. J&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

4. Muntz, Robert 12

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

1. Rex, Irene 6

2. Story, John 12

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

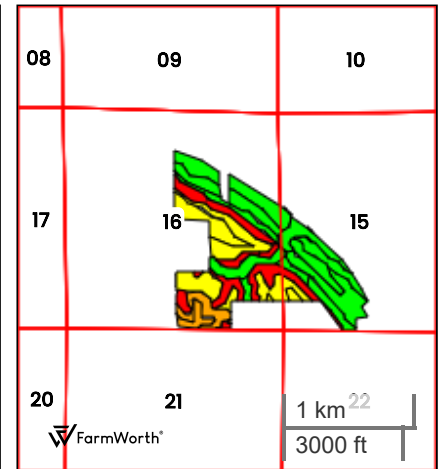
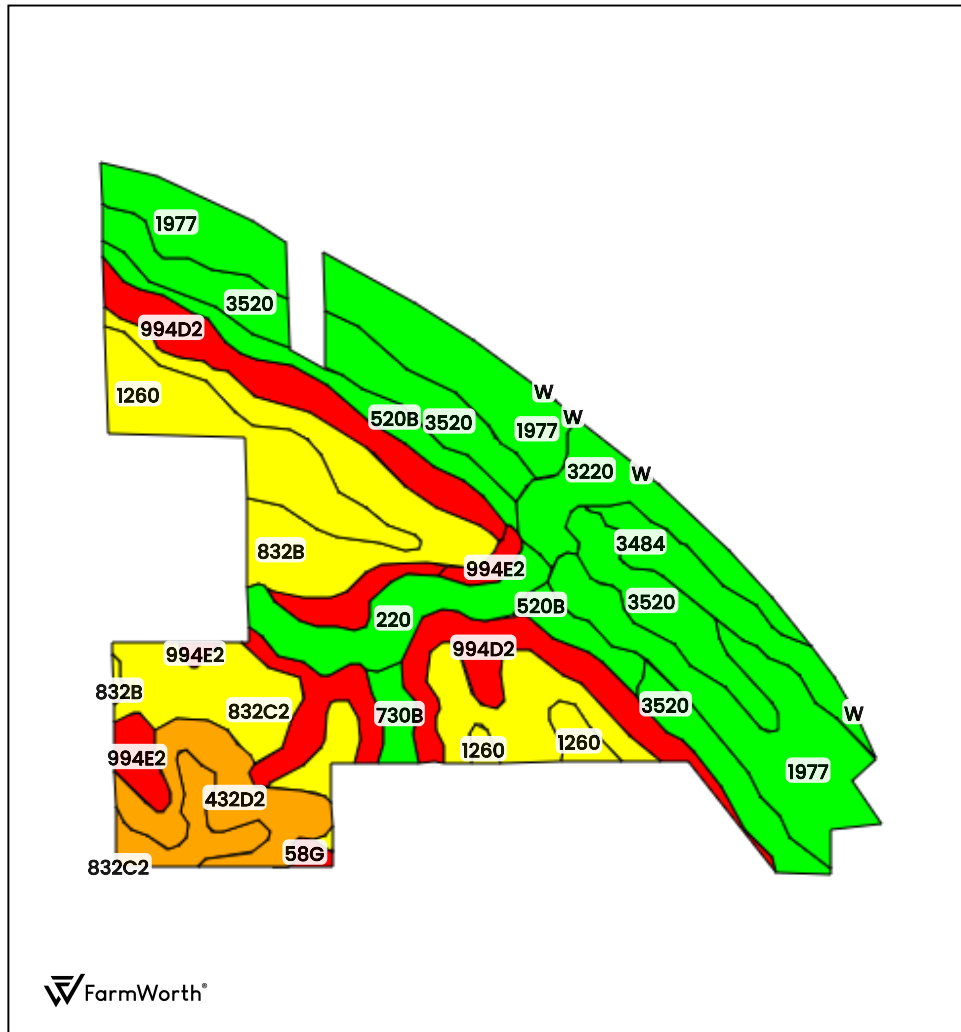


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EAGLE RIDGE RANCH 250 ACRES M/L (250.00 AC TOTAL, 196.41 AC TILLABLE)

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

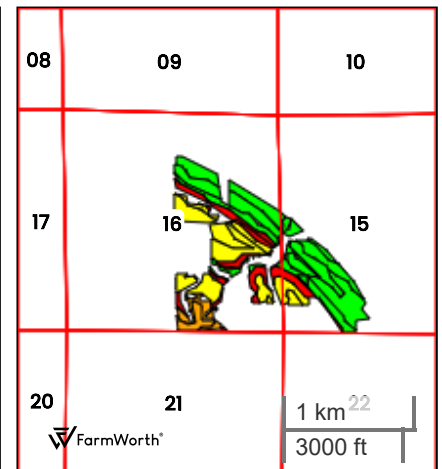
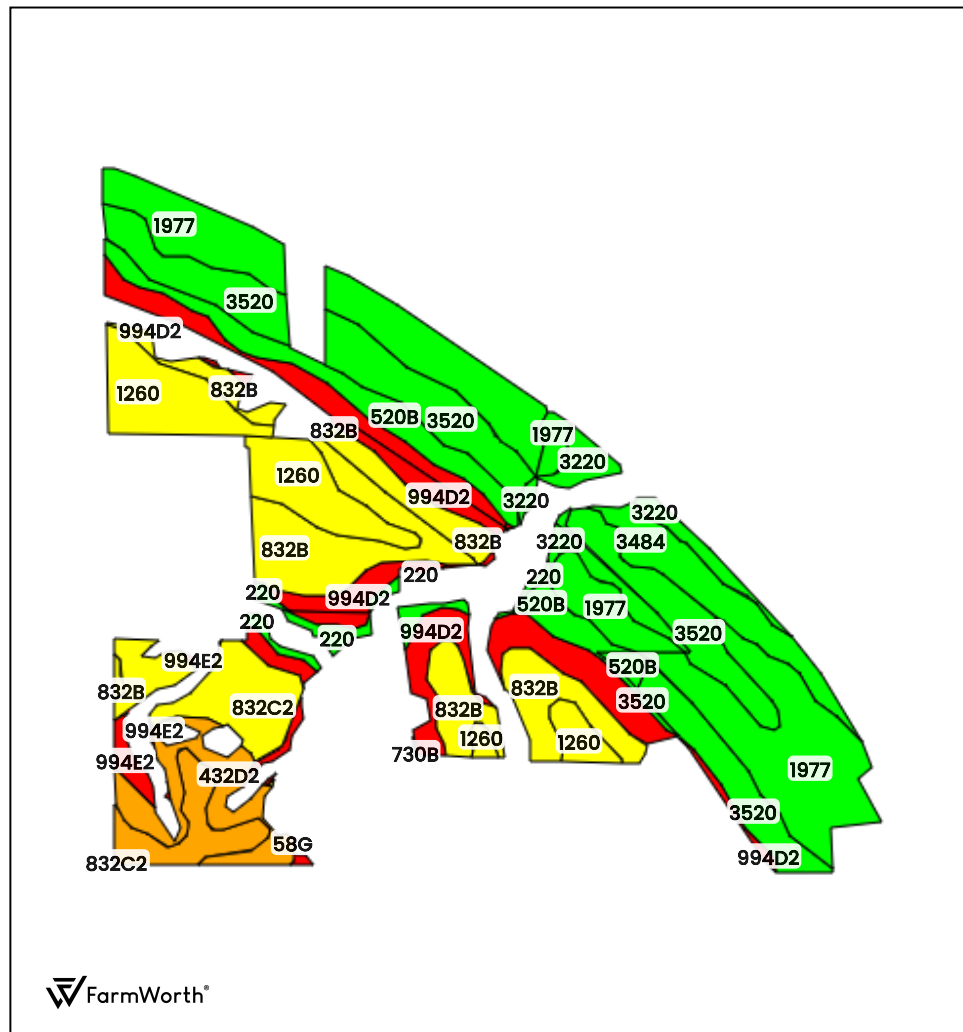
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Code	Description	Acres	% of field	IA CSR2
1977	Keosauqua loam, 1 to 3 percent slopes	45.50	18.20 %	86
3520	Coppock silt loam, 0 to 2 percent slopes, rarely flooded	31.80	12.72 %	85
832B	Weller silt loam, terrace, 2 to 5 percent slopes	31.44	12.58 %	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



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

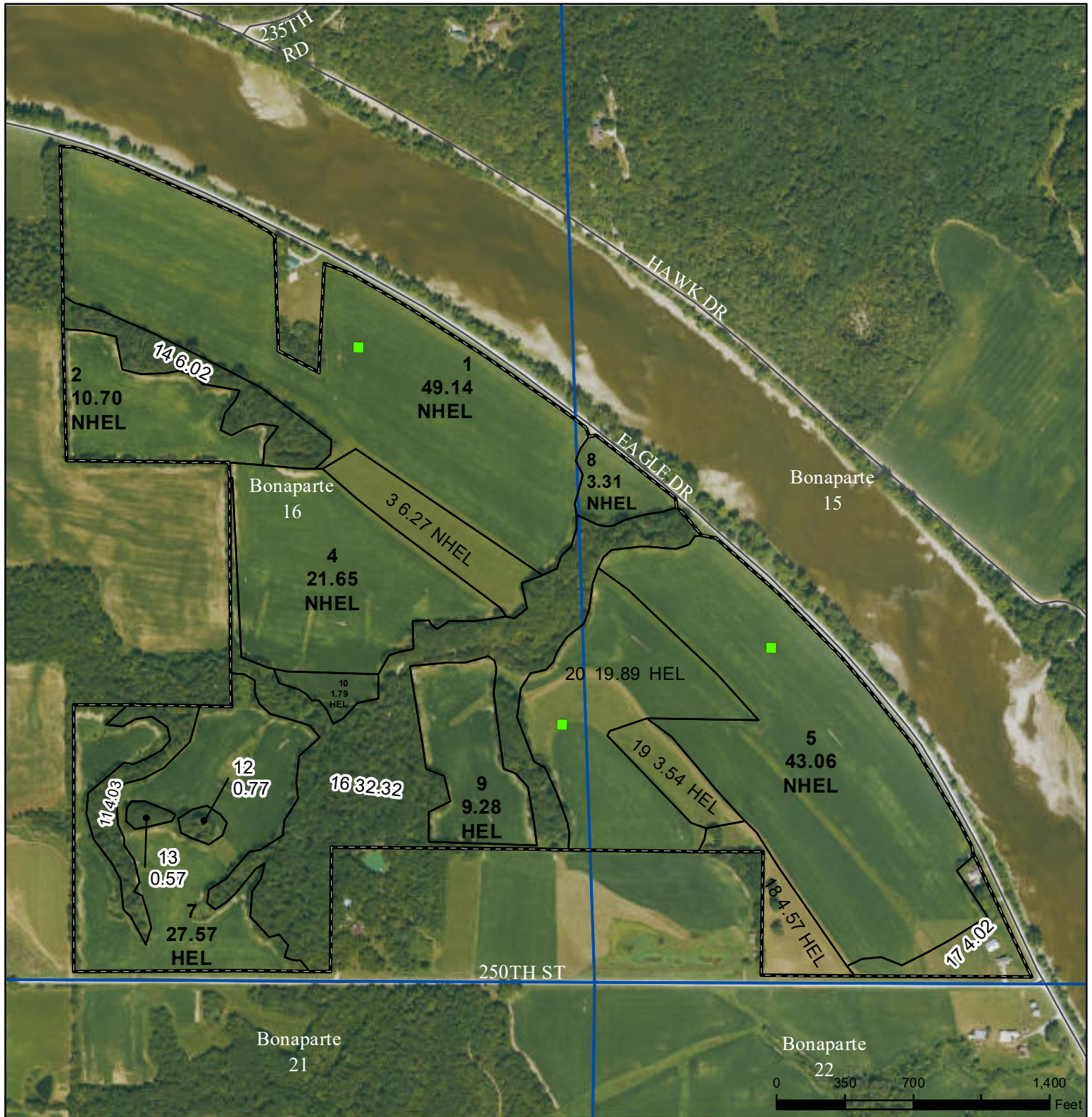
IA has updated the CSR values for each county to CSR2.

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



United States Department of Agriculture
Farm Service Agency

FARM : 3916

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

Form: FSA-156EZ

Crop Year : 2025

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

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	
TOTAL	186.00	0.00		

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



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
TOTAL	186.00	0.00	

NOTES

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