

72.3 ac in Appanoose County, IA

Investment Quality, Highly Tillable & Highly Productive

\$386,805
\$5350/ac

GENERAL INFORMATION

Sale Acres 72.3 ac
Topography Level to some Rolling
Taxes \$910 (2015/16 payable)
School District: Seymour Schools

FARMING OPPORTUNITIES

Highly Tillable Highly Productive
Investment Quality Ag Land



This highly productive Appanoose County cropland boasts 71.77 tillable acres with an average CSR2 of 56.7! Topography of this investment quality ag property is mostly level but rolling on west side. Predominate soils are Edina and Seymour. Owner operated. Located in strong ag community of southern Iowa, this farm offers add-on potential, beginning farmer or investor opportunity. 2.5 miles west of Cincinnati, Iowa.

The above information, although believed to be correct, is not warranted or guaranteed by the owner, listing firm or listing agent.



**Hawkeye
Farm Mgmt &
Real Estate**

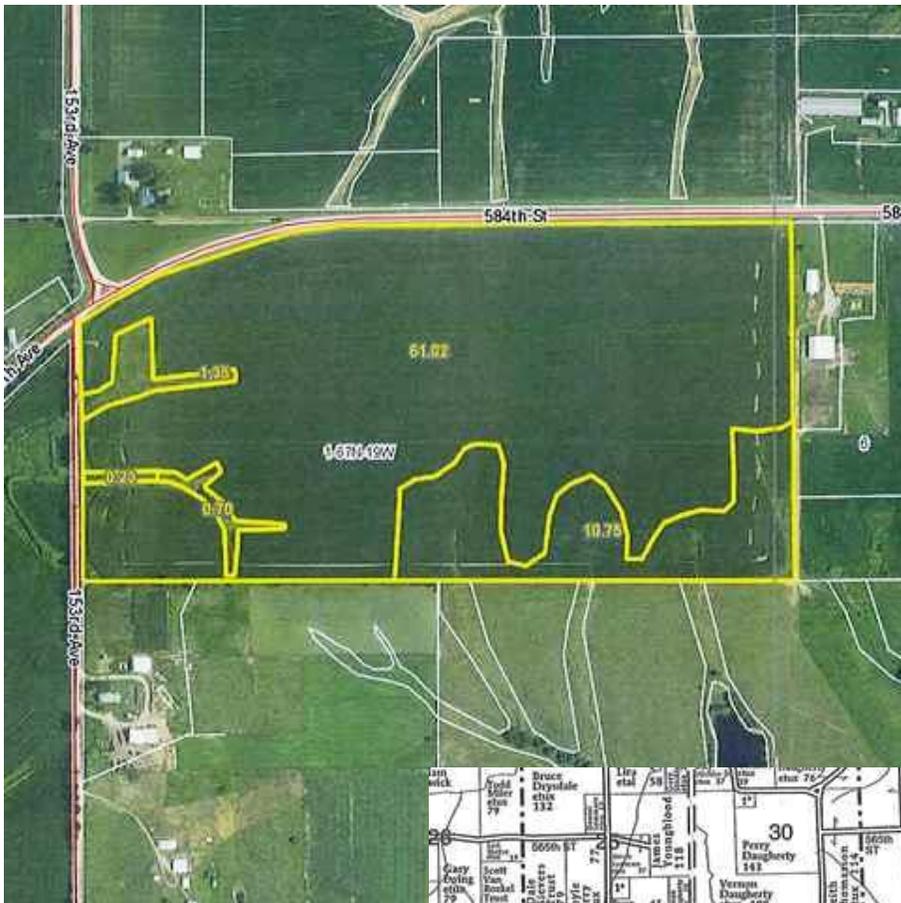
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THE "AMMONS" FAMILY

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FARM INFORMATION

FSA # 3860 Tract #16028

Corn Base 30.3 Yield 97

Bean Base 30.3 Yield 32

FSA Crop acres 71.77

DIRECTIONS:

Intersection Hwy 5 & 584th St at W edge Cincinnati IA:
W 2.2 miles to NE corner of farm on S side of road.

LEGAL:

N 1/2 SE1/4 Sec 1-67-19
Appanoose Co IA

Exact legal to come from abstract.

