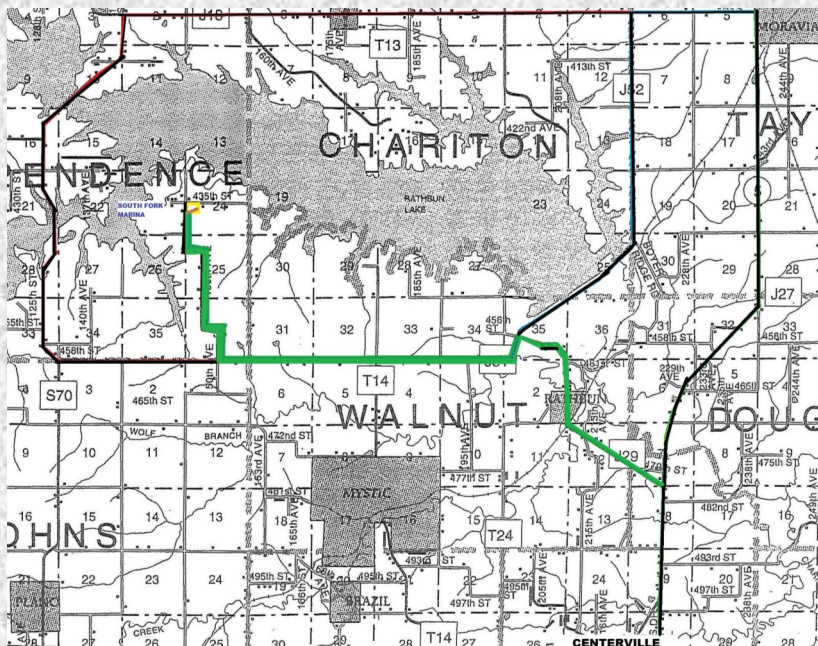


Hawkeye Farm Mgmt & Real Estate



22 N Main, Albion IA Phone: 641-932-7796
Email: hawkeye@uciowa.com
On the web: www.uciowa.com;
www.iowawhitetailfarms.com



Located Junction Hwy 5 & J29, 3 mi N of Centerville or 7 mi S of Moravia: W on J29 3 mi (through town of Rathbun) to intersection with J5T at south end Rathbun Dam; S & W 5 mi on J5T; N on paved 150th Ave 2 mi to South Fork exit; continue N 1/4 mi.



THE "AMMONS" FAMILY

Ryan-641.777.2955 ryan@uciowa.com Alan-641.777.6927 alan@uciowa.com Nate-641.777.2861 nate@uciowa.com

www.uciowa.com
www.iowawhitetailfarms.com

Immaculate Ranch Home & Outbuildings on 30 acres with view of Rathbun Lake



13642—150th Ave
Mystic IA 52574



Hawkeye Farm
Mgmt & Real Estate

\$249,500





1176 sq.ft. Ranch Home on full basement built in 1967. 18x24 attached single car garage; 2 bedrooms, 1 3/4 bath.



The eat-in kitchen features birch cabinets, laminate countertop and newer tile back splash and vinyl flooring.

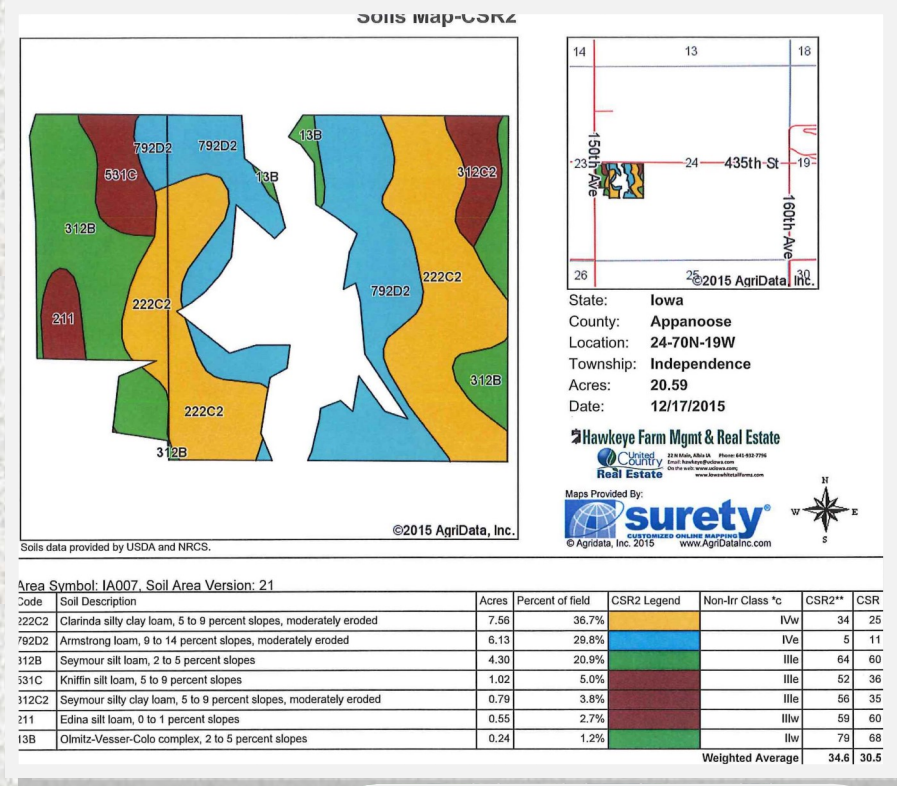
Across the room is a built-in buffet for additional storage and serving options.

Chariton Valley Elec average \$80/month

500 gal LP Tank owned by Southern Iowa Oil

Rathbun Rural Water AND 90' deep well

Septic will be inspected at time of closing



FSA Farm # 4846
Tracts 3951 & 3954

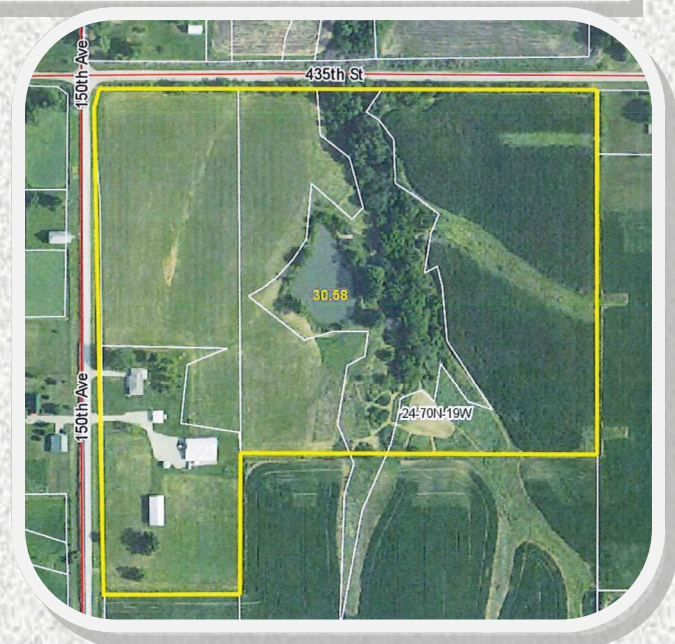
Corn Acs: 9 (FSA
Established
Yield)

99 Corn Yield

CSR: 34.6

Independence
Township:

Sec 24-70-19





Taxes: \$1494/yr
(2015/16 Payable)



A handy, efficient mud room/laundry with storage closet is located off the kitchen with access to the 8x20 concrete patio. Washer/Dryer will stay with home...

The living room & hallway have original light oak wood floors.



1/2 acre Pond





The full basement is ready to be finished.

The 95% efficient furnace & air conditioner are less than 8 years old.

The home has a newer Riannai tankless water heater.



2016 UC-HFMRE

55'x70' Storage Shed with 4 Overhead doors (one 14' tall) and 1 slider door...full concrete!

There is a 90' deep well that provides laundry & outside water uses.

A 3/4 bath area is in place .



24'x27' detached 2 car garage with work/storage area.



The hay barn / open storage shed measures 52'x75'



Well Maintained Outbuildings include: 1650 bu grain storage ,