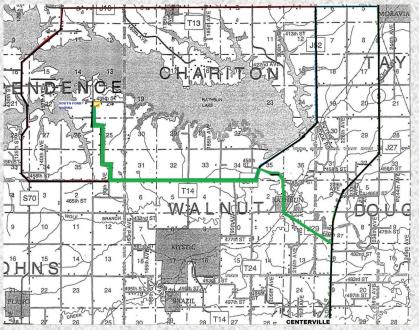
## **\*\* Hawkeye Farm Mgmt & Real Estate**



22 N Main, Albia 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.





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



\$249,500

Hawkeye Farm Mgmt & Real Estate



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



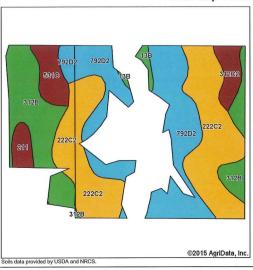
The eat-in kitchen features birch cabinets, laminate countertop and newer tile back splash and vinyl flooring.

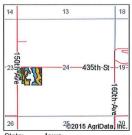
Across the room is a built-in buffet for additional storage and serving options.

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



## ooiis wap-cor∠





 State:
 Iowa

 County:
 Appanoose

 Location:
 24-70N-19W

 Township:
 Independence

 Acres:
 20.59

 Date:
 12/17/2015

## **≯**Hawkeye Farm Mgmt & Real Estate







Area Symbol: IA007, Soil Area Version: 21							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	7.56	36.7%		IVw	34	25
792D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	6.13	29.8%		IVe	5	11
312B	Seymour silt loam, 2 to 5 percent slopes	4.30	20.9%	The Part of the State of the St	Ille	64	60
531C	Kniffin silt loam, 5 to 9 percent slopes	1.02	5.0%		Ille	52	36
312C2	Seymour silty clay loam, 5 to 9 percent slopes, moderately eroded	0.79	3.8%		Ille	56	35
211	Edina silt loam, 0 to 1 percent slopes	0.55	2.7%		IIIw	59	60
13B	Olmitz-Vesser-Colo complex, 2 to 5 percent slopes	0.24	1.2%		llw	79	68
Weighted Average						34.6	30.5

FSA Farm # 4846 Tracts 3951 & 3954

Corn Acs: 9 (FSA Established Yield)

99 Corn Yield

**CSR: 34.6** 

Independence Township:

Sec 24-70-19









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.





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. 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.





Well Maintained Outbuildings include: 1650 bu grain storage,



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

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

