

23 Multi-Use Acres



**Hwy S70
Melrose IA 52561**

\$165,600

Features

- Zoned Commercial
- ¼ mi to Lake Rathbun at Bridge View
- Housing Development Potential
- Campsite Potential
- Land currently farmed
- 23 taxable acres = \$300 2015/16 payable
- CSR2 33.6 (crop acres)
- Armstrong & Clarinda Soils
- Rural Water along S border
- Electric access in area
- Borders State Park Land
- Row Crop approx. 18 ac
- Income Estimate: 18 ac X \$150 ac = \$2700/vear

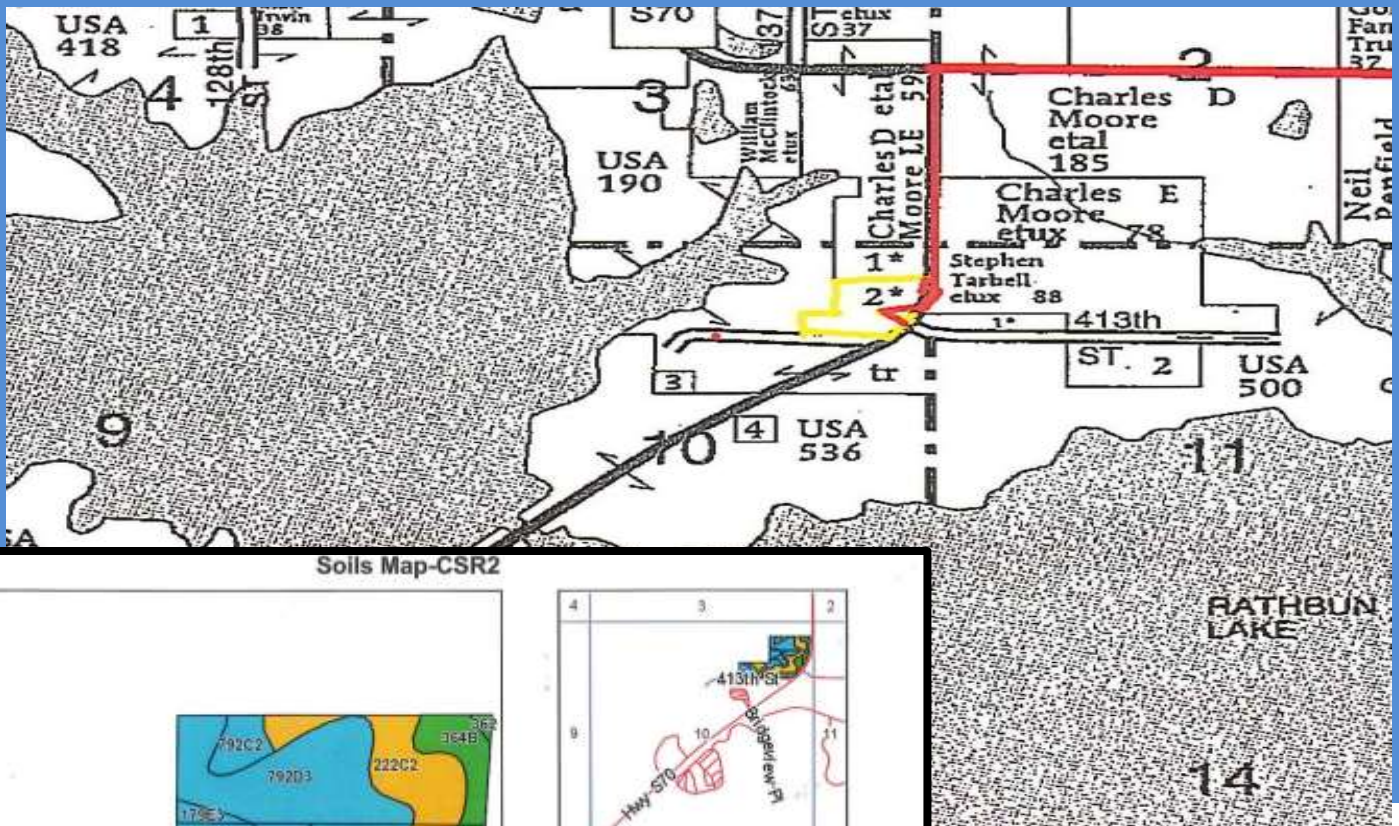


THE "AMMONS" FAMILY

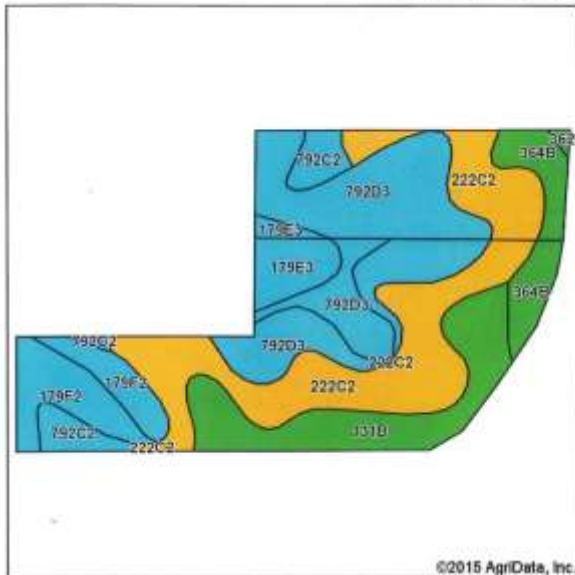
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Soils Map-CSR2



Soils data provided by USDA and NRCS.

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State: Iowa
County: Appanoose
Location: 10-70N-19W
Township: Independence
Acres: 24.59
Date: 3/17/2015

Hawkeye Farm Mgmt & Real Estate
Clarity Real Estate
surety
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Area Symbol: JA007, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CS R
792D3	Armstrong soils, 9 to 14 percent slopes, severely eroded	7.30	29.7%		Vto	5	8
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	7.14	29.0%		Rvw	34	26
131B	Perishing silt loam, 2 to 5 percent slopes	3.57	14.5%		Ilb	70	67
179F2	Gara loam, 18 to 24 percent slopes, moderately eroded	2.46	10.0%		Vto	12	13
364B	Grundy silty clay loam, 2 to 5 percent slopes	1.67	6.8%		Ilb	73	75
179E3	Gara soils, 14 to 18 percent slopes, severely eroded	1.19	4.8%		Vto	28	30
792C2	Armstrong loam, 5 to 9 percent slopes, moderately eroded	1.19	4.8%		Ilb	24	26
362	Halg silty clay loam, 0 to 2 percent slopes	0.07	0.3%		Ilb	83	70
		Weighted Average				30.4	27.8

Directions:

From Moravia IA: W 10 miles on Hwy J18 to intersection Hwy S70; turn South 1 mile on Hwy S70 to just before 413th St; property lies on west side of road (across road diagonally from Irish Cove Boat House).



United Country
Real Estate

Hawkeye Farm
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