

254 ac m/l Appanoose County, IA

Pasture/Hay, Cattle, Hunting, Recreational

\$565,150

\$2,225/ac



GENERAL INFORMATION

Sale Acres 254 ac m/l
Topography Rolling to Steeply Rolling
Taxes \$1834 (2015/2016 Payable)

FSA

Farm # 4393
Tract # 1568,2668
Farmland Acres 207.60 (Pasture/Hay)

CRP

Enrolled Acres 6.6
Expires 2020
CRP Payment per Ac \$88.18
Annual CRP Payment \$582/annually

KEY FEATURES

Pasture/Hay
Funnel Fences for Cattle
Modest Older Buildings
Good exterior & lots of interior fences
Building Site for home or cabin
2 Ponds 2 Frost-free Waterers

RECREATIONAL OPPORTUNITIES

Whitetail Deer Turkey
ATV Horseback Riding
Hiking Potential Food Plots



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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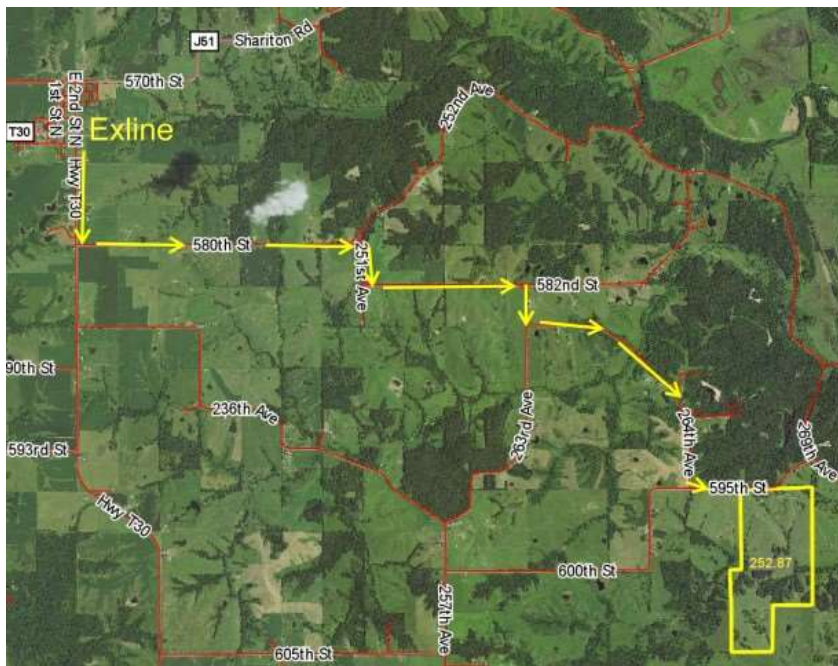


THE "AMMONS" FAMILY

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DIRECTIONS: From: Exline Hwy T30 S, approx 1 mile, take 1st left on 580th St 1.8 miles, right on 251st Ave .2 miles, take 1st left on 582nd St approx. 1 mile, take 1st right on 263rd Ave about .2 mi 1st left on 264th Ave 1.7 mile, left on 595th St, 1/4 mile on right.

LEGAL:

SE1/4 of Sec 12 and in W1/2 NE1/4 & NE1/4
NE1/4 Sec 13 all in T-67-N, R-17-W Caldwell
Twp. – Appanoose County.

Exact legal to come from abstract.



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