

# 32 ac +/- in Marion County Iowa



**\$252,800**

**\$7900/per net surveyed acres**

## GENERAL INFORMATION

Sale Acres 32 ac +/-  
Crop Acres 19  
Topography Level to Steeply Rolling  
Taxes - Estimated 496 (bare land)  
(Taxes to be determined by survey.)  
School District: Knoxville

## RECREATIONAL OPPORTUNITIES

Whitetail Deer  
Turkey

## FEATURES

Crop  
Hunting  
Investment  
Building Site  
Timber



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



22 N Main, Albia IA Phone: 641-932-7796  
Email: [hawkeye@uciowa.com](mailto:hawkeye@uciowa.com)  
On the web: [www.uciowa.com](http://www.uciowa.com);  
[www.iowawhitetailfarms.com](http://www.iowawhitetailfarms.com)



**THE "AMMONS" FAMILY**

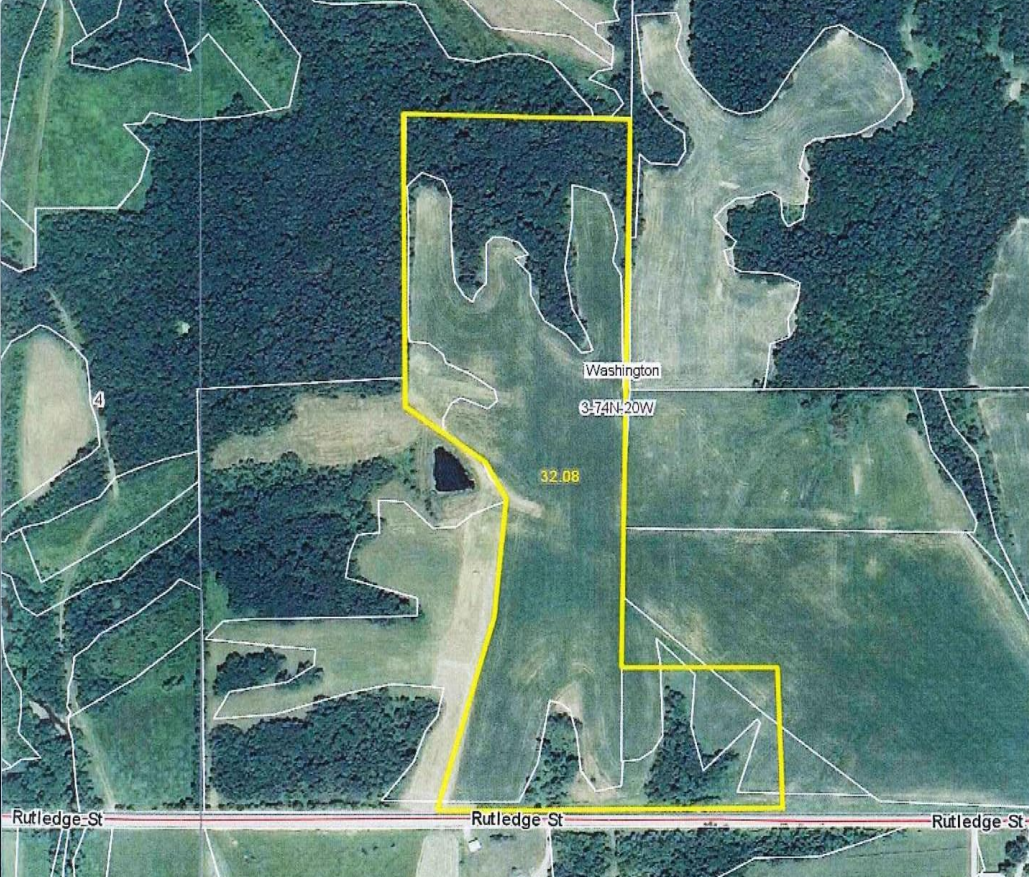
Ryan-641.777.2955 Alan-641.777.6927 Nate-641.777.2861  
[ryan@uciowa.com](mailto:ryan@uciowa.com) [alan@uciowa.com](mailto:alan@uciowa.com) [nate@uciowa.com](mailto:nate@uciowa.com)

[www.uciowa.com](http://www.uciowa.com)  
[www.iowawhitetailfarms.com](http://www.iowawhitetailfarms.com)

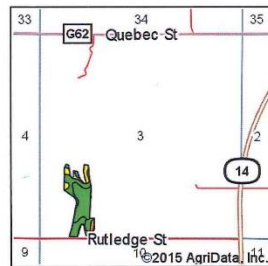
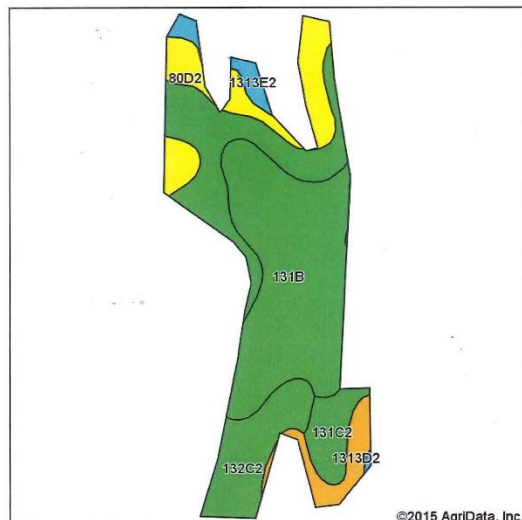
**LEGAL:**

**S ½ SW ¼ and in SE ¼ NW ¼ all  
in Sec 3, T74N-R20W**

Exact legal to come from abstract.



**Soils Map-CSR2**



State: **Iowa**  
 County: **Marion**  
 Location: **3-74N-20W**  
 Township: **Washington**  
 Acres: **19.17**  
 Date: **1/27/2015**

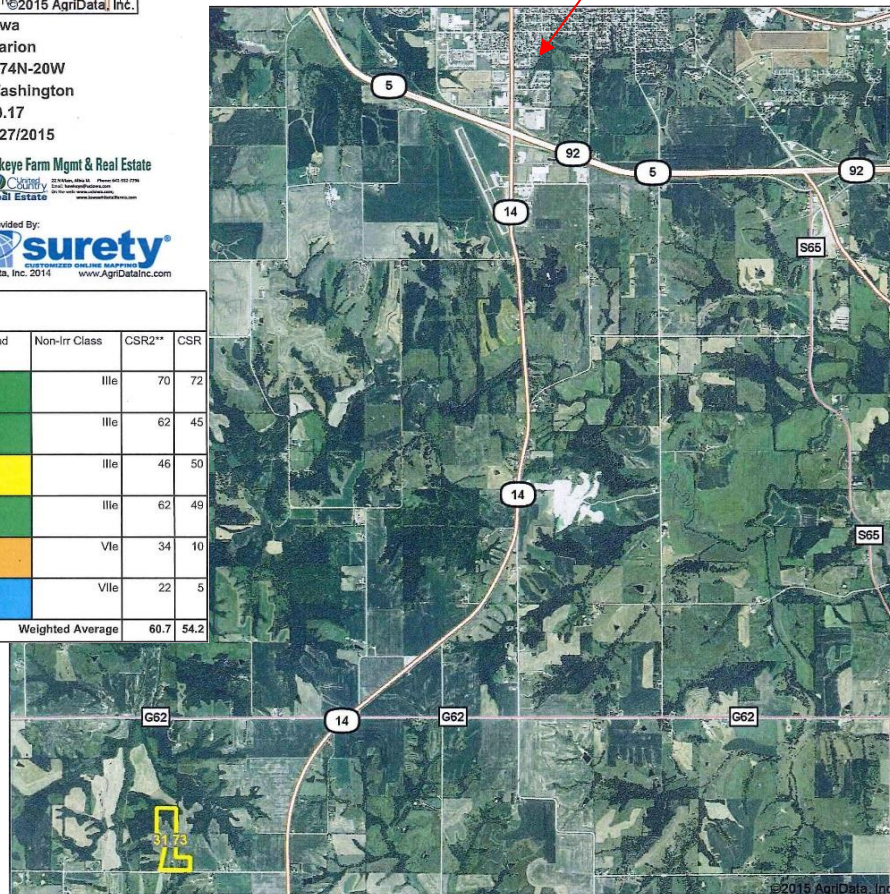
Hawkeye Farm Mgmt & Real Estate  
 United Country Real Estate



Area Symbol: IA125, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR
131B	Pershing silt loam, 2 to 5 percent slopes	7.95	41.5%		Ille	70	72
132C2	Weller silt loam, 5 to 9 percent slopes, moderately eroded	6.04	31.5%		Ille	62	45
80D2	Clinton silt loam, 9 to 14 percent slopes, eroded	2.52	13.1%		Ille	46	50
131C2	Pershing silt loam, 5 to 9 percent slopes, moderately eroded	1.15	6.0%		Ille	62	49
1313D2	Munterville silt loam, 9 to 14 percent slopes, moderately eroded	1.00	5.2%		Vle	34	10
1313E2	Munterville silt loam, 14 to 18 percent slopes, moderately eroded	0.51	2.7%		Vlle	22	5
Weighted Average						60.7	54.2

**Knoxville**



**DIRECTIONS**

From Knoxville take Hwy 14 south approximately 6.5 miles, turn right on to Rutledge Street and go approx. ½ mile, property will be on your right.