

70 ac, 1736 Hwy 5, Knoxville



GENERAL INFORMATION

Sale Acres	70 ac
Crop Acres	15ac
Timber Acres	35 ac
CRP Acres	15 ac
Topography	Rolling
Taxes	\$3248/year
Forest Reserve Acres	30.3 ac
School District:	Knoxville/Twin Cedars

BUILDINGS

House	5 BD Brick Ranch
Garage	2 car attached 2½ detached
Barn	42x99 Metal Building 40x60 Garage/Shop
Shed	8x12 Utility/Lawn Shed

UTILITIES

Mid-American Elec Budget	\$169/month
Central Iowa Rural Water	
LP Gas (to buildings only)	500 Gal Tank-stays
Septic-brought to code at closing	

FSA

Farm #	4176
Tract #	7297
FSA Crop Ac	23.9069.8
CSR2 on Crop Ac	72
Corn Base	8.6 Yld 101
Oats Base	0.4 Yld 49

CRP

Enrolled Acres	14.9
Expires	09/30/20116
CRP Payment per Ac	\$103.07
Annual CRP Payment	\$1536

RECREATIONAL OPPORTUNITIES

Whitetail Deer
Turkey
Fishing-1/2 ac pond stocked with Crappie, Bass, Blue Gill

\$480,000



Hawkeye Farm Mgmt & Real Estate



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The above information, although believed to be correct, is not warranted or guaranteed by the owner, listing firm or listing agent.



Located from intersection Hwy 5 & 92 just southeast of Knoxville, south 2 miles on Hwy 5. Property on east side of Hwy 5.



THE "AMMONS" FAMILY

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