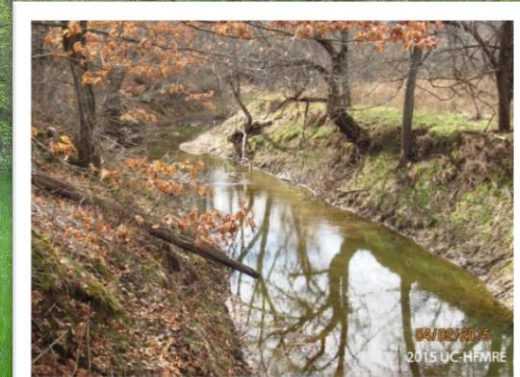


79 Acres m/l Appanoose County IA

Recreational Wildlife Haven in Trophy Producing Southern IA

\$187,625

\$2375/ac



GENERAL INFORMATION

Sale Acres	79 ac m/l
Coverage	Heavily Wooded
Topography	Rolling to Steeply Rolling
Taxes	\$216 Net Taxable Ac 78.55

RECREATIONAL OPPORTUNITIES

Trophy Whitetail Deer
Turkey
ATV
Trail Riding

Recreational wildlife haven located in trophy producing Appanoose County, IA. This 79 acres m/l of Southern Iowa Land offers excellent whitetail and turkey habitat and hunting opportunity. Heavily wooded with rolling to steeply rolling terrain and bottomland along the creek; this tract serves as a major home to area wildlife, as well as a main travel corridor between neighboring ag fields. Beautiful timber consists of hickory, modest oak, cedar, and other native species throughout the entire farm. The topography and layout of this property allows this smaller property to hunt big with numerous and convenient stand sites along natural funnels throughout the property. This solid Southern Iowa property also offers opportunity for some small food plots to be added at your desire. Heavily trafficked by a trophy whitetail and turkey population, this property screams wildlife haven.



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** "Serving Southern Iowa & Northern Missouri"

22 N Main, Albia IA Ph: 641-932-7796
Email: hawkeye@uciowa.com
On the web: www.uciowa.com
or www.iowawhitetailfarms.com

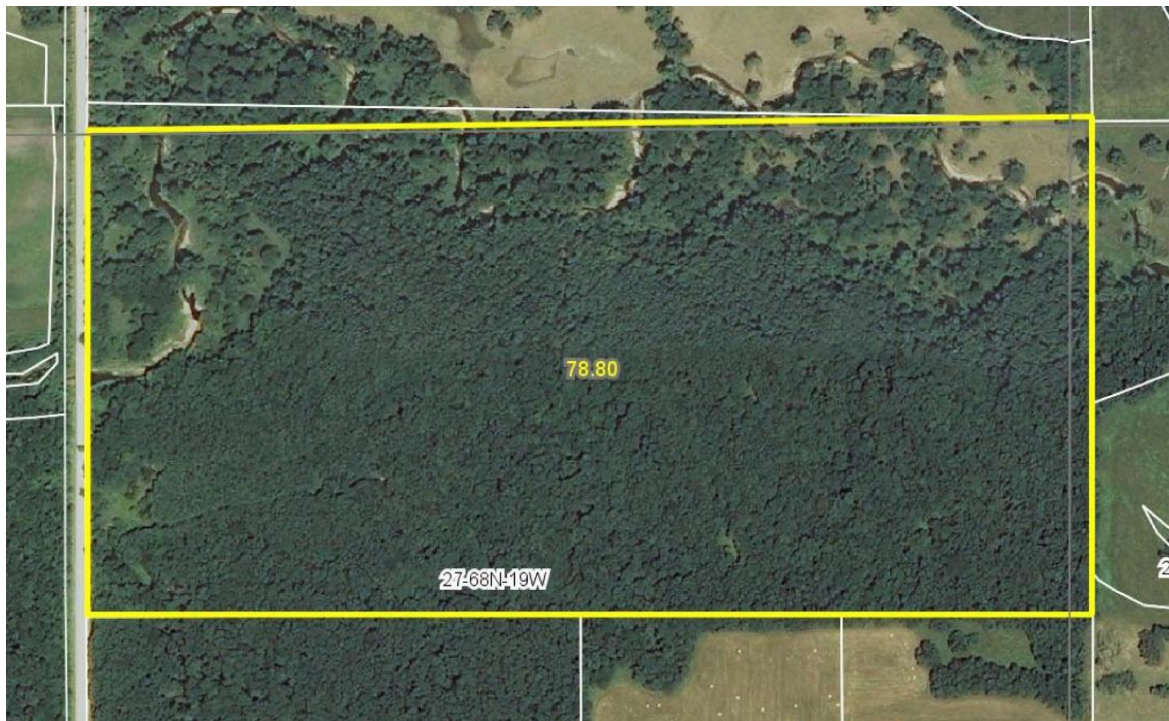


THE "AMMONS" FAMILY

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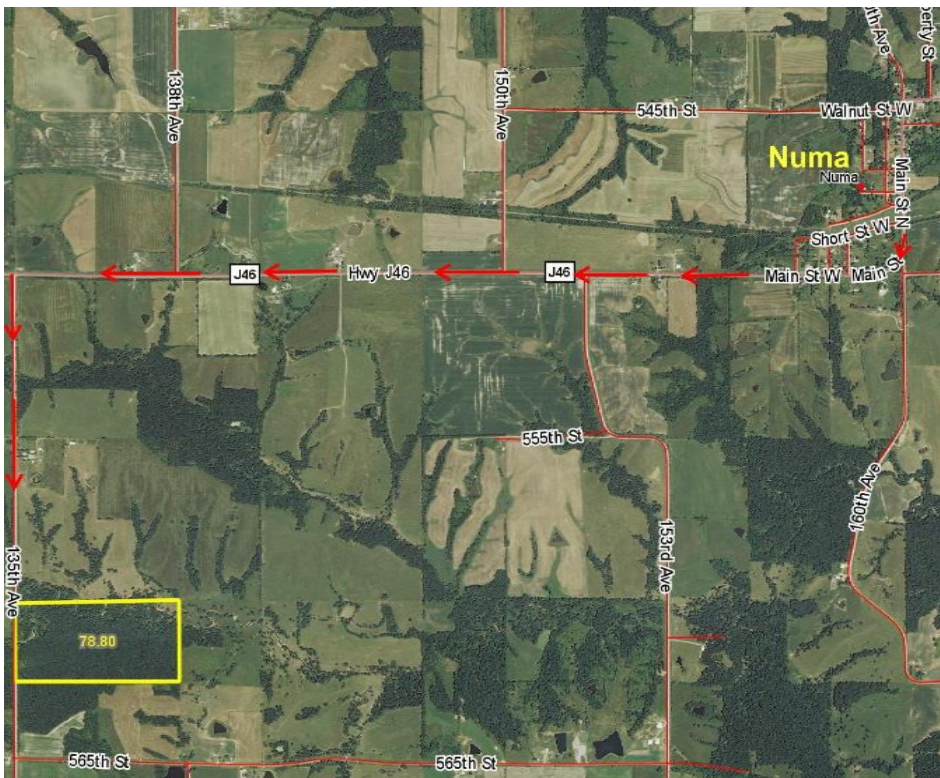


**Hawkeye Farm
Mgmt & Real Estate**



DIRECTIONS:

Take Hwy 5 S in Centerville; on S edge of town (next to John Deere) turn right onto J46 go approx. 8 miles to Numa, turn left on J46 out of Numa; go approximately 3 miles west & turn south on 135th Avenue, the property will be approx. 1 1/4 mile on East side of 135th Avenue.



LEGAL:

70 Acres m/l located in N1/2 of the NE1/4 of Section 27 all in T-68-N, R-19-W (Franklin Twp) Appanoose County, IA.

Exact legal to come from abstract.