

# 108 ac – 2125 Hwy 5, Marion Co.



**\$532,500**

## GENERAL INFORMATION

Number Sale Acres	108 ac
Crop Acres	73 ac
Pond	4 ac stocked
Topography	Rolling
Taxes	\$1866/year
School District:	Twin Cedars

Recreational Retreat with Luxury Living Quarters overlooking a 4 acre stocked pond and tucked into a 45' x 75' top-quality pole-building with all the amenities! Good crop income from 73 acres of scenic, rolling Southern-Iowa hills. Picturesque pond offers boating, swimming and superb quality bass, crappie, bluegill and channel cat. Planted evergreens and timbered draws around ponds offer deer and turkey habitat. Newer 48' x 75' machine shed offers numerous storage options. Highway location, 45 minutes from Des Moines! This striking property boasts numerous distinctive features seldom found in one property.

## RECREATIONAL OPPORTUNITIES

Whitetail Deer  
Turkey  
Fishing

## UTILITIES

Mid-American Gas Budget	\$38/month
Propane	1000 gal buried tank
Water	Rural
Septic	



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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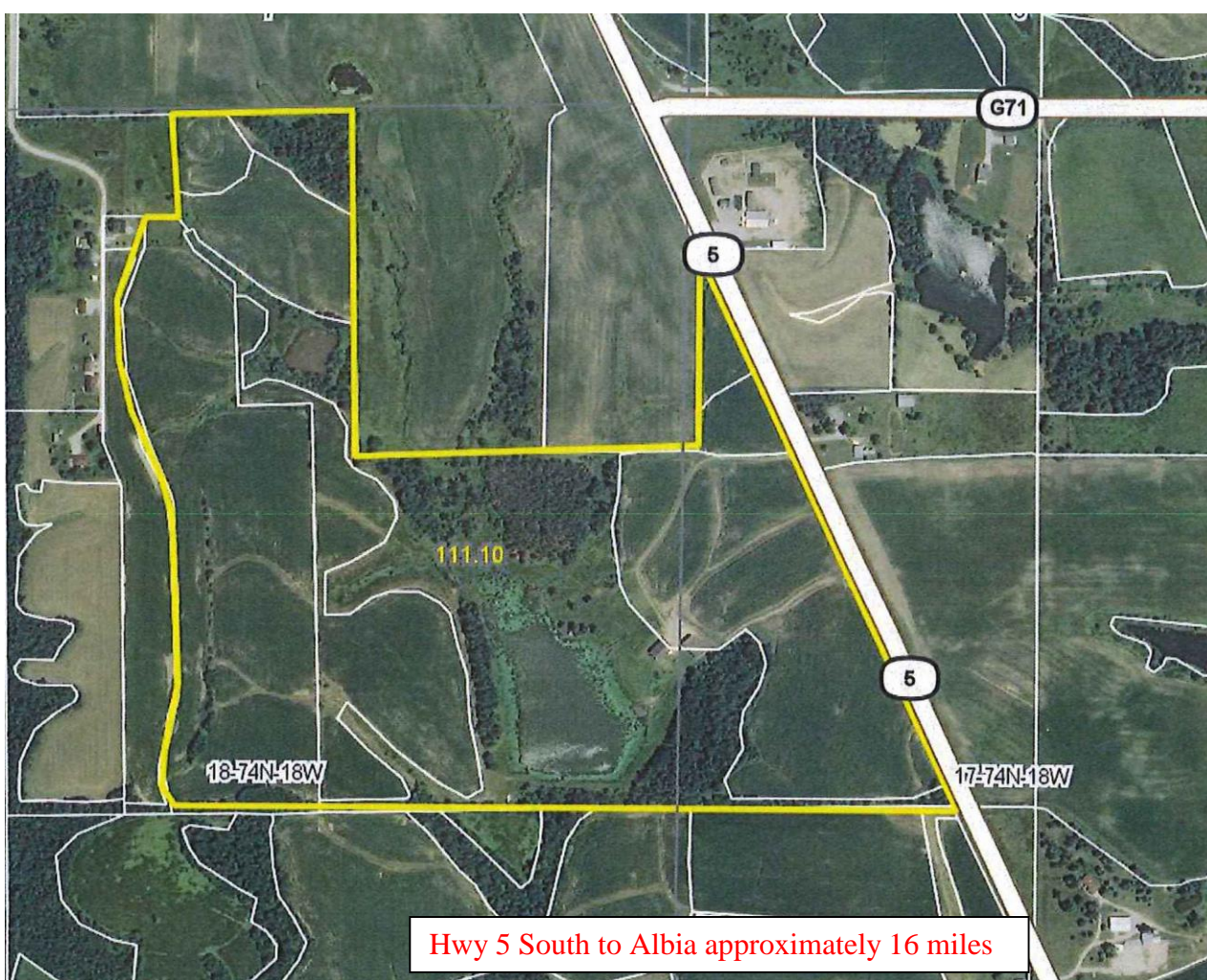


**LEGAL:**

**W ½ NW ¼ Sec  
17, T74N,  
R18W. Marion  
County IA  
Except Parcel B  
thereof.**

**DIRECTIONS**

From Albia: Take Hwy  
5 North towards  
Knoxville, about 16  
miles. Property will  
be on the south side  
of the Hwy 5.



**Hwy 5 South to Albia approximately 16 miles**

**KEY FEATURES:**

**HOME....inside 45'x75' building with shop**

- ❖ Imported Turkish Travertine Tile
- ❖ Solid Cherry Doors, Woodwork, and Cherry Cabinetry
- ❖ Some Stone Walls
- ❖ Stainless Steel Whirlpool Refrigerator, Dishwasher, Microwave, Gas Stove
- ❖ Electric Towel Warmer
- ❖ Central Vacuum
- ❖ Floor to Ceiling Windows
- ❖ Gas Fireplace
- ❖ In Floor Hot Water Heat
- ❖ 2 Mitsubishi Slim Jim Wall Heater/ AC
- ❖ Reni Tankless Hot Water Heater
- ❖ Culligan Water Softener
- ❖ Security System Installed
- ❖ Spray Foam Insulation
- ❖ Buried 1000 gallon LP Tank
- ❖ Unfinished Loft – plumbed for bath
- ❖ 200 Amp Service
- ❖ Buried Downspouts
- ❖ Many Other Great Features.....

