

87 Acres m/l 465th Street Centerville, IA

\$252,300

\$2900/ac



GENERAL INFORMATION

Number Sale Acres 87 ac
 Crop Acres 34.47 ac
 Topography Level to Rolling
 Taxes \$506/year
 School District: Centerville

FSA

Farm # 233
 Tract # 1110
 FSA Crop Ac 34.47
 Corn Base 13.50
 Bean Base 9.90
 Current Crop 30 ac (66.5 CSR2)

RECREATIONAL OPPORTUNITIES

Whitetail Deer
 Turkey
 Wildlife Habitat



FEATURES

- Established Apple Trees
- Native Grass
- Timber
- Food Plots
- Ponds (wildlife water)
- Future Cabin or Home Site
- Crop
- Income



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



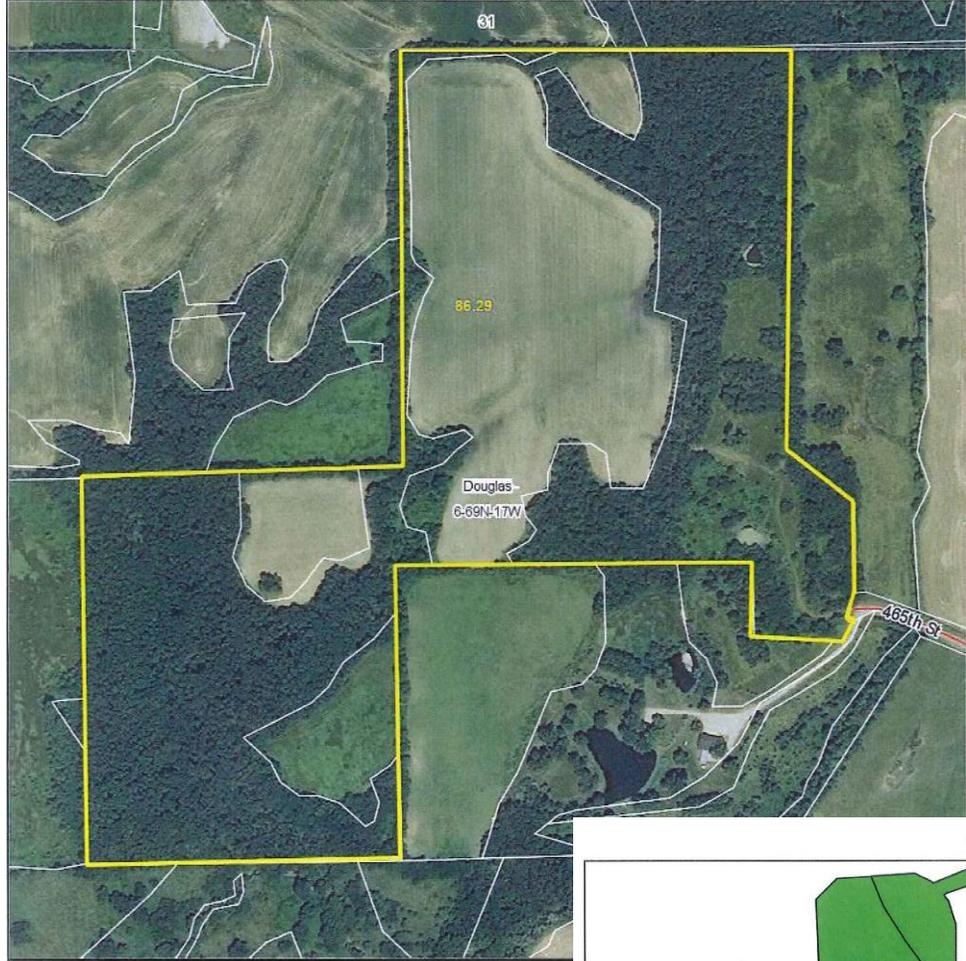
22 N Main, Albia IA Phone: 641-932-7796
 Email: hawkeye@uciowa.com
 On the web: www.uciowa.com;
www.iowawhitetailfarms.com



THE "AMMONS" FAMILY

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www.iowawhitetailfarms.com



LEGAL:
Section 6 of
T-69-N, R-17-W

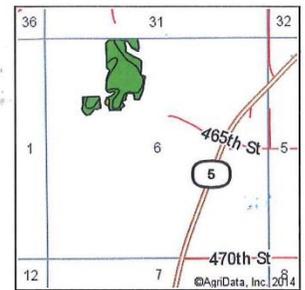


Exact Legal to
Come From

**Hawkeye Farm
Mgmt & Real Estate**



Soils Map-CSR2



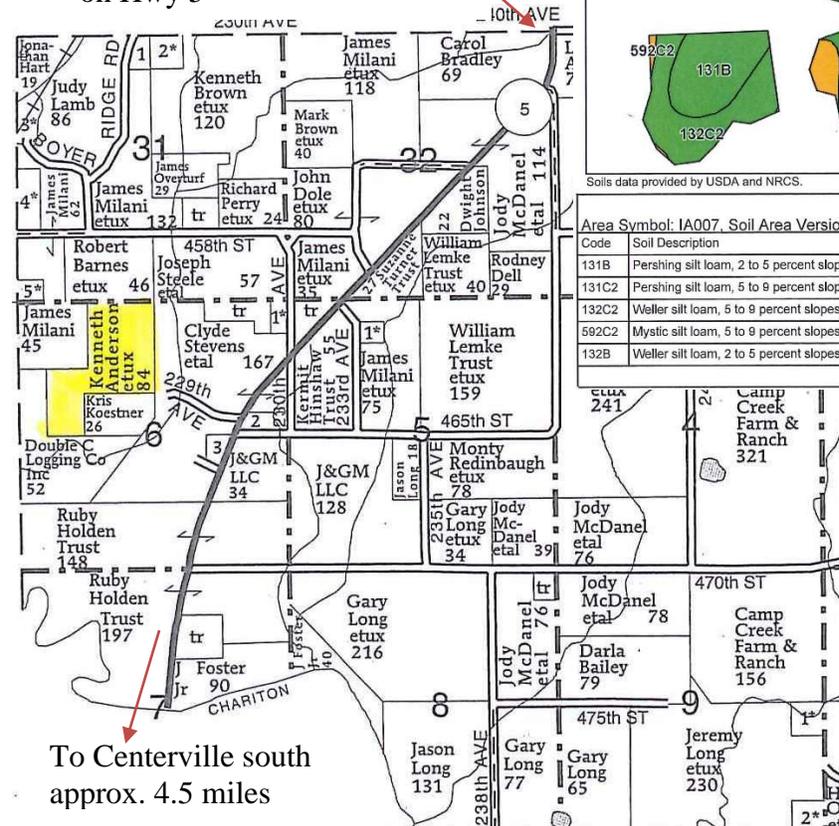
State: **Iowa**
County: **Appanoose**
Location: **6-69N-17W**
Township: **Douglas**
Acres: **30.36**
Date: **1/19/2015**

Hawkeye Farm Mgmt & Real Estate
United Country Real Estate



Maps Provided by:
surety
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Moravia to the north 7 miles
on Hwy 5



Area Symbol: IA007, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR
131B	Pershing silt loam, 2 to 5 percent slopes	18.98	62.5%		Illc	70	67
131C2	Pershing silt loam, 5 to 9 percent slopes, moderately eroded	5.88	19.4%		Illc	62	45
132C2	Weller silt loam, 5 to 9 percent slopes, moderately eroded	4.76	15.7%		Illc	62	40
592C2	Mystic silt loam, 5 to 9 percent slopes moderately eroded	0.56	1.8%		Illc	32	21
132B	Weller silt loam, 2 to 5 percent slopes	0.18	0.6%		Illc	70	60
Weighted Average						66.5	57.6

DIRECTIONS

From Centerville Iowa; north out of Centerville on Hwy 5, 4.5 miles to 465th Street; west on 465th St less than a mile to southeast corner of property.