

80 ac m/l 264th & 595th St. Moulton, IA

\$226,000

\$2825/ac



GENERAL INFORMATION

Acres	80 ac m/l
Acres Open Ground	45 ac
37 ac currently seeded to alfalfa	
Topography	Rolling
Taxes	\$476/year
Electrical	In area
School District:	Moulton Udell

RECREATIONAL OPPORTUNITIES

Whitetail Deer
Turkey
Great Habitat for wildlife!
Food Plot Opportunity

FEATURES

Combination farm with hay/pasture option
Timbered Ditches & Valleys
Brushy Side hills, Cedars
Building Site with beautiful views
2 Ponds
Breath taking views



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

Ryan-641.777.2955 Alan-641.777.6927 Nate-641.777.2861
ryan@uciowa.com alan@uciowa.com nate@uciowa.com

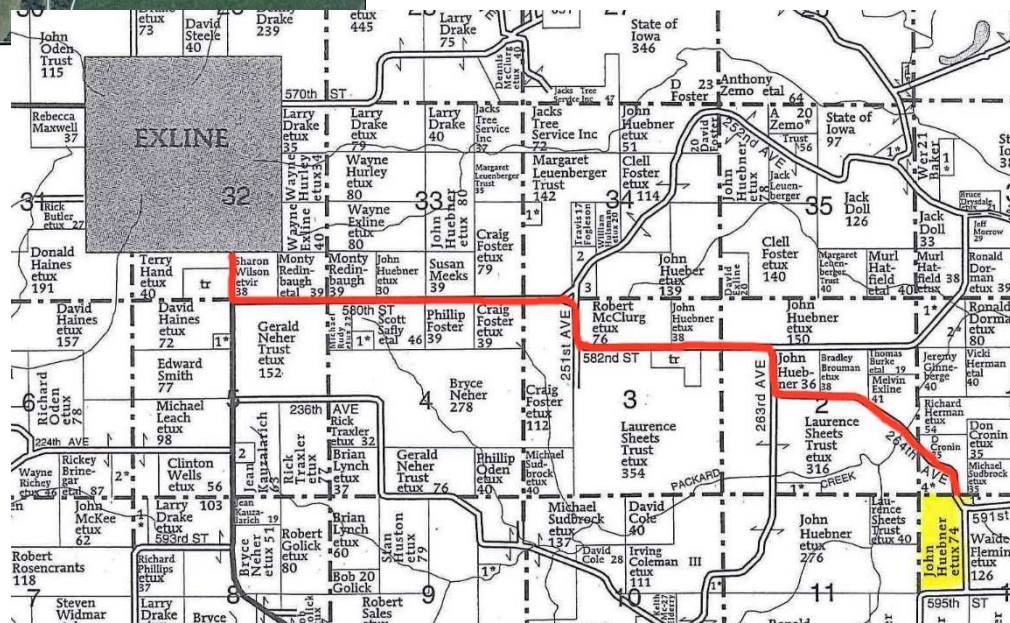
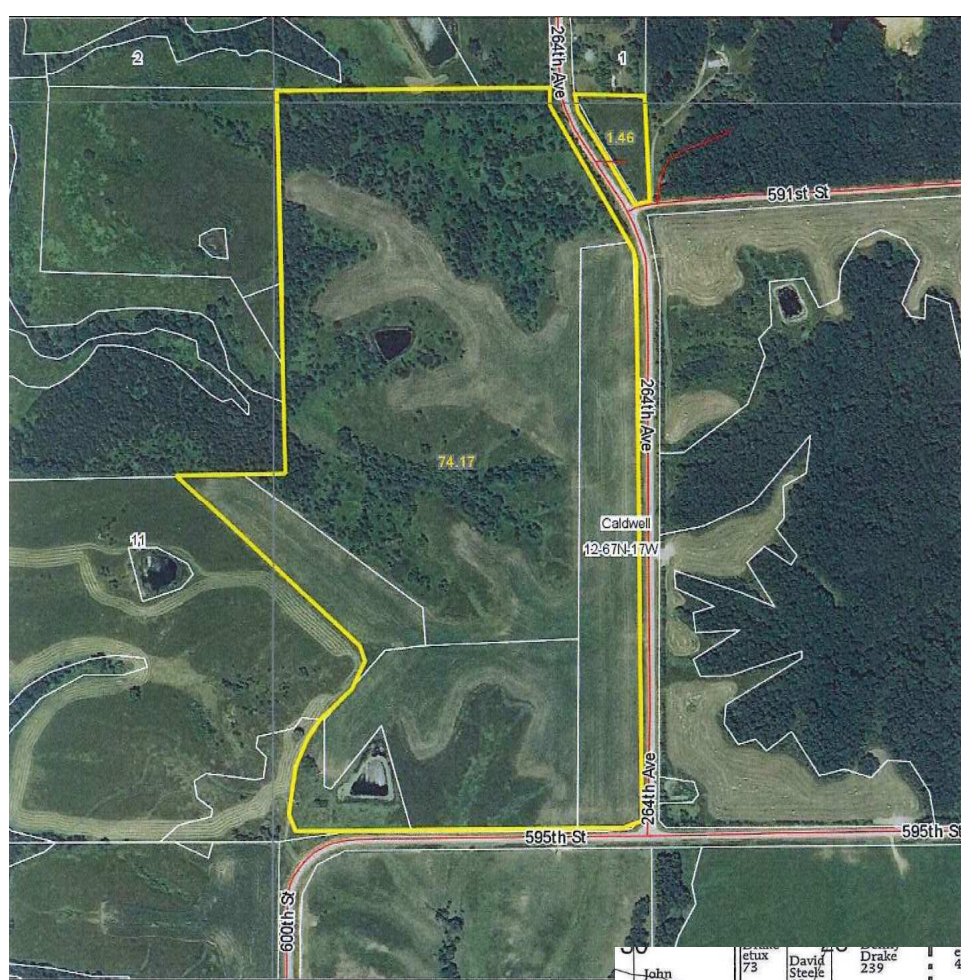
www.uciowa.com
www.iowawhitetailfarms.com

LEGAL:
W ½ of NW ¼
Section 12
T67N/R17W

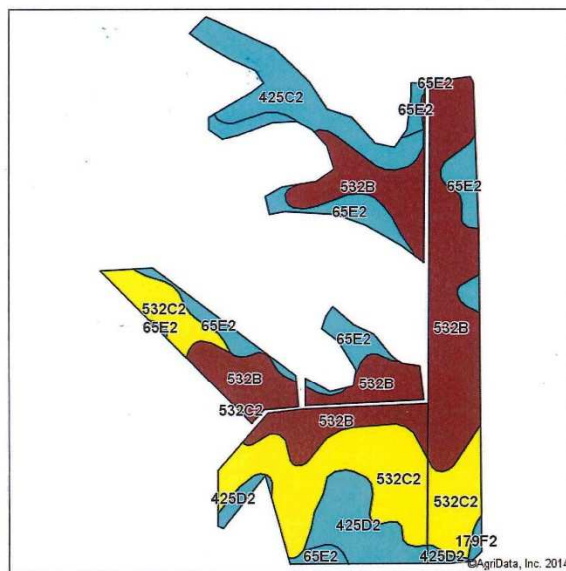
Exact Legal to Come
from Abstract

DIRECTIONS

Go South out of Exline, IA on T30 to 580th Street and turn left, follow 580th St then curve right on 251st Ave and then follow curve to the left on 582nd Street, then turn right on 263rd Avenue, take a left on 264th Avenue, the property will begin at the corner of 264th Ave and 591st St.



Soils Map-CSR2



Soils data provided by USDA and NRCS.

Area Symbol: IA007, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR
532B	Rathbun silt loam, 2 to 5 percent slopes	15.54	41.5%		IIIe	55	48
532C2	Rathbun silty clay loam, 5 to 9 percent slopes, moderately eroded	9.78	26.1%		IIIe	47	28
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	5.00	13.4%		VIe	29	28
425C2	Keswick loam, 5 to 9 percent slopes, moderately eroded	3.76	10.1%		IIIe	24	24
425D2	Keswick loam, 9 to 14 percent slopes, moderately eroded	3.18	8.5%		IVe	5	12
179F2	Gara loam, 18 to 24 percent slopes, moderately eroded	0.15	0.4%		VIe	12	13
				Weighted Average		41.9	34.5

State: Iowa
County: Appanoose
Location: 12-67N-17W
Township: Caldwell
Acres: 37.41
Date: 1/16/2015

Hawkeye Farm Mgmt & Real Estate

United Country Real Estate

Maps Provided By: surety

© AgriData, Inc. 2014 www.Agridatainc.com



01/16/15 06:00 PM AEA 6