

—1025 565th Ave, Lovilia—



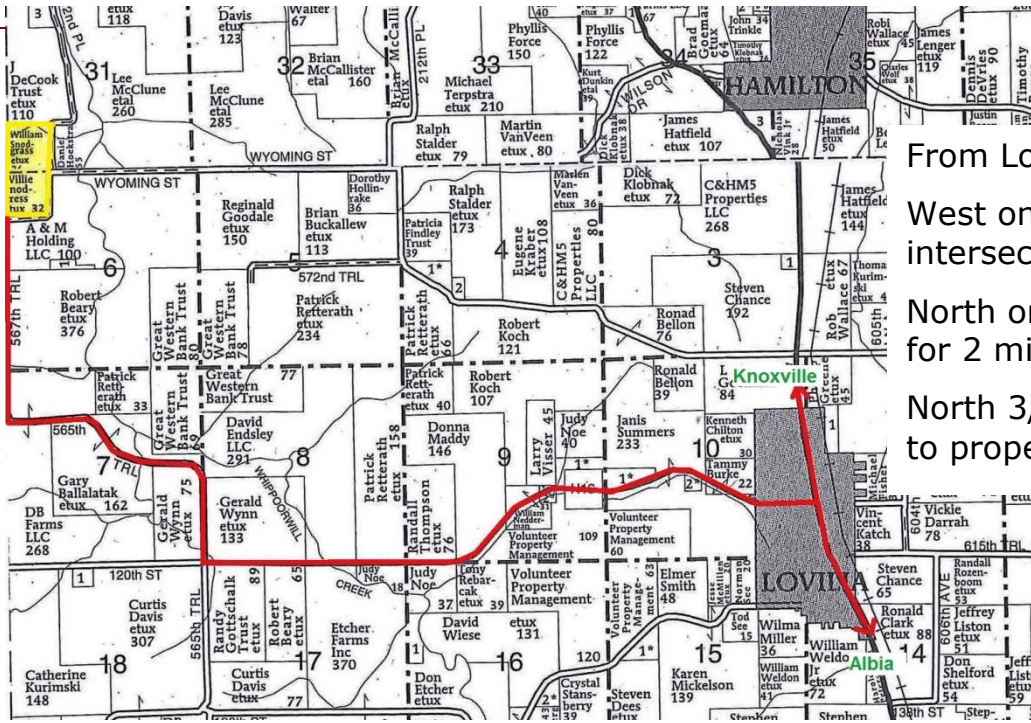
Small & affordable combination hunting, get-away, & recreation farm with modest income potential but lots of opportunity! Shape it to fit your specific interests! 70 acres m/l straddling Monroe/Marion County line estimated 5 mi NW of Lovilia in Southern Iowa. This property boasts a **diverse land use** with mix of open & timbered acres. **Live creek** cuts across the north edge & steep ditches & ravines along the creek create superb wildlife habitat. Old, partially **re-claimed mine portion** of the farm offers brushy & wooly deer & turkey bedding areas & **2 ponds**. **Timber cover** includes burr, pin, white, black, shingle oaks; wild cherry; linden; elms; shag-bark hickory & river birch with patches of scattered red cedar. **46.6 FSA crop acres** with estimated **12 acres recently row** cropped, balance used for **grass hay**. Much of the crop acres were primarily food plot. Hay acres could generate **modest income** of perhaps \$1200-1500 but prime use of this farm will be for diverse hunt & recreation use. Steel sided **machine shed** with 2 sliders, one walk door & good rock floor for your future cabin" or headquarters".

\$175,000 \$2500/acre

 **Hawkeye Farm Mgmt & Real Estate**



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From Lovilia IA:

West on H16 3 mi to T intersection;

North on 565th Trl jogging for 2 mi to 567th Trl;

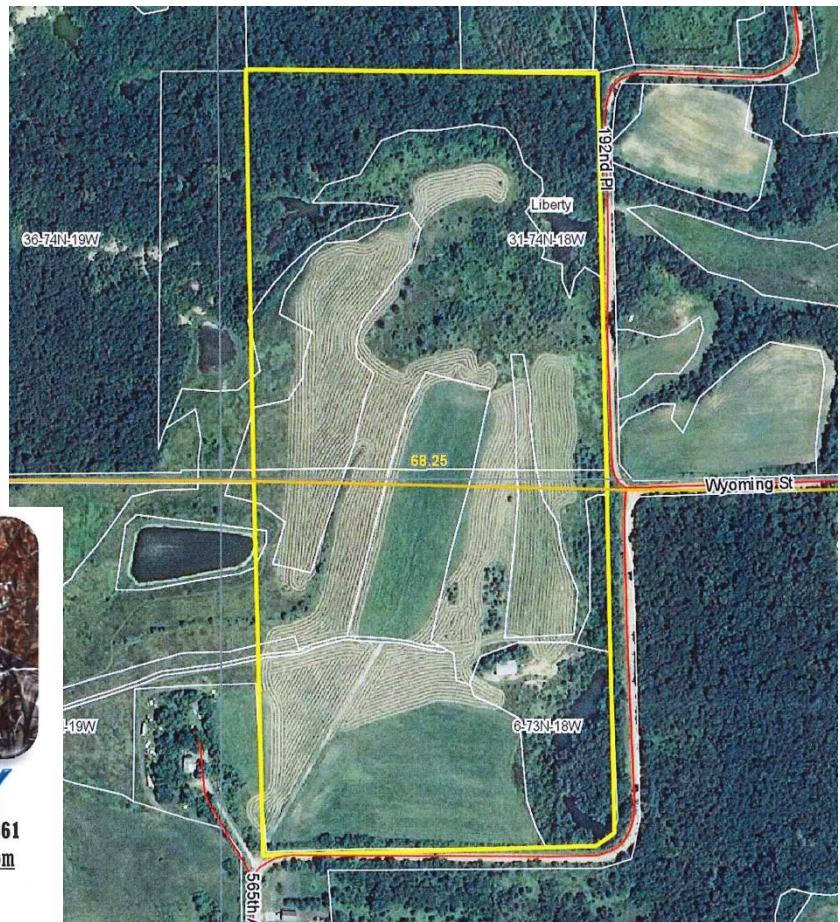
North 3/4 mi on 567th Trl to property straight ahead.

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

Monroe County: NW NW
Sec 6-73-18

Marion County: SW SW frl
Inc Vac Rd Sec 31-74-18

Taxes: \$216
(2013/14 payable)



THE "AMMONS" FAMILY

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