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Carl Cisler

Co-Owner, Realtor, CBR

Cell: 641-895-0064

Office: 641-437-1060

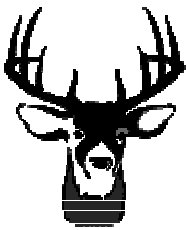
Fax: 641-856-5952

315 E. Maple

Centerville, IA 52544

Madeline Cummins, Broker

Licensed in IA & MO



[\$750,000]

303 acres m/l Appanoose Co., IA

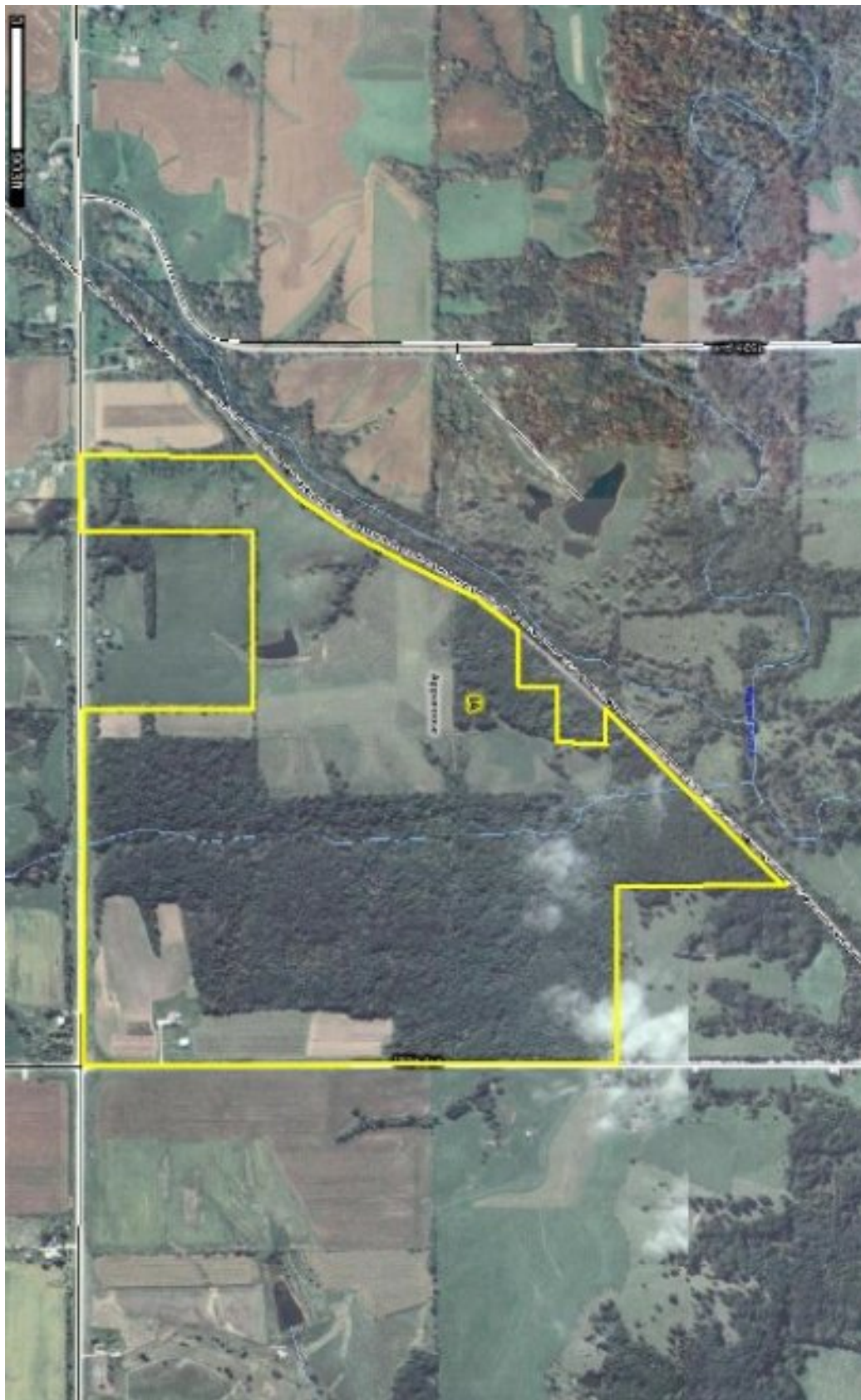
303 acres of awesome hunting in the heart of big buck country. Farm has a 5 bedroom, 4 bath executive brick home. 2 car attached garage as well as a 42 x 54 pole barn. Owner tells me he has over \$425,000 in improvements. The timber is made up of oak, hickory, and some nice cedar thickets. Thick timbered creek bottom for the big bucks to roam. Plenty of secluded places for that strategic placed food plots. Tons of deer signs on the farm right now. The combination of great hunting and quality neighbors make this farm a hard to find property. Farm is priced to sell NOW!

Cropland: 93.5 acres per FSA \$501 DCP Payment 2008

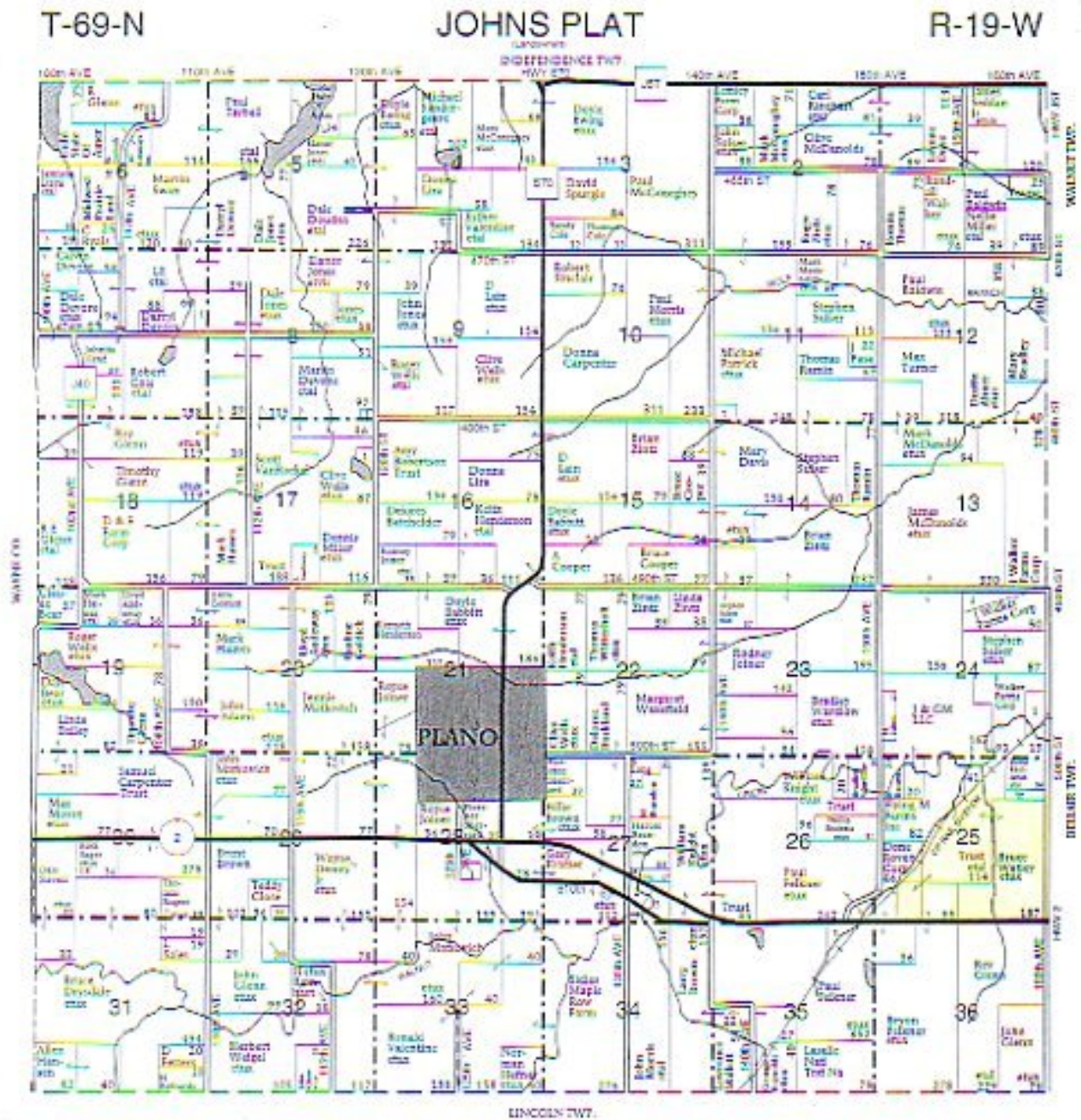
CRP: 14.61 Riparian Buffer \$1,302 Expires 2017

Timber: 200 acres m/l

AERIAL



PLAT



TRAILCAMERA PICTURES

