



Jason Small-Listing Agent  
660-342-3819  
jason\_small@aol.com



## Land Pros, LLC

RR1 Box 73F  
Memphis, MO 63555  
Office: 660-465-2971 \* Fax: 660-465-2972  
[www.weknowdirt.net](http://www.weknowdirt.net)  
[www.unitedcountry.com](http://www.unitedcountry.com)  
[manager@weknowdirt.net](mailto:manager@weknowdirt.net)



- **REDUCED: \$339,999**
- Listing # 24066-16037
- 70 +/- acres pasture/alfalfa farm for sale Appanoose Co, IA
- 50 +/- acres in alfalfa but could be converted to row crop
- Excellent location, just off Hwy 5 near Cincinnati, Iowa
- Good fence
- Home is on a basement
- 40'X80' shed with 20'X14' doors
- Middle of the shed has 6 inch concrete and is approximately 20'X80' down the middle of the shed
- Several other outbuildings
- Pond is stocked with catfish
- Owners will also consider selling 20 ml acres & home



County: Appanoose County

Square Ft:

Lot Size: 70+/- acres pasture/alfalfa

School District:

Year Built:

Taxes: TBD

Tax Year:

Foundation: Basement

Type of Home: Ranch

Siding: Vinyl

Roof: Metal

Bedrooms: 3

Bathrooms: 1

Laundry: Washer & Dryer hookups basement

Cooling: Central

Heating: Propane wall heaters

Water Heater: Gas

Road Frontage: gravel

Garage: Detached

Sewer Type: Plumbing system

Water: Rural water

Appliances:

Interior Features: tile, carpet, vinyl

Exterior Features: Garage, 40'X80' shed, acreage, pond

