

Monroe County Farm for Sale



39 Acres - \$154,050

2705 645th Avenue
Moravia, IA 52571

12.5 Acres hay/crop

6.36 ac CRP

CRP \$504/yr through 2026

20 ac pasture

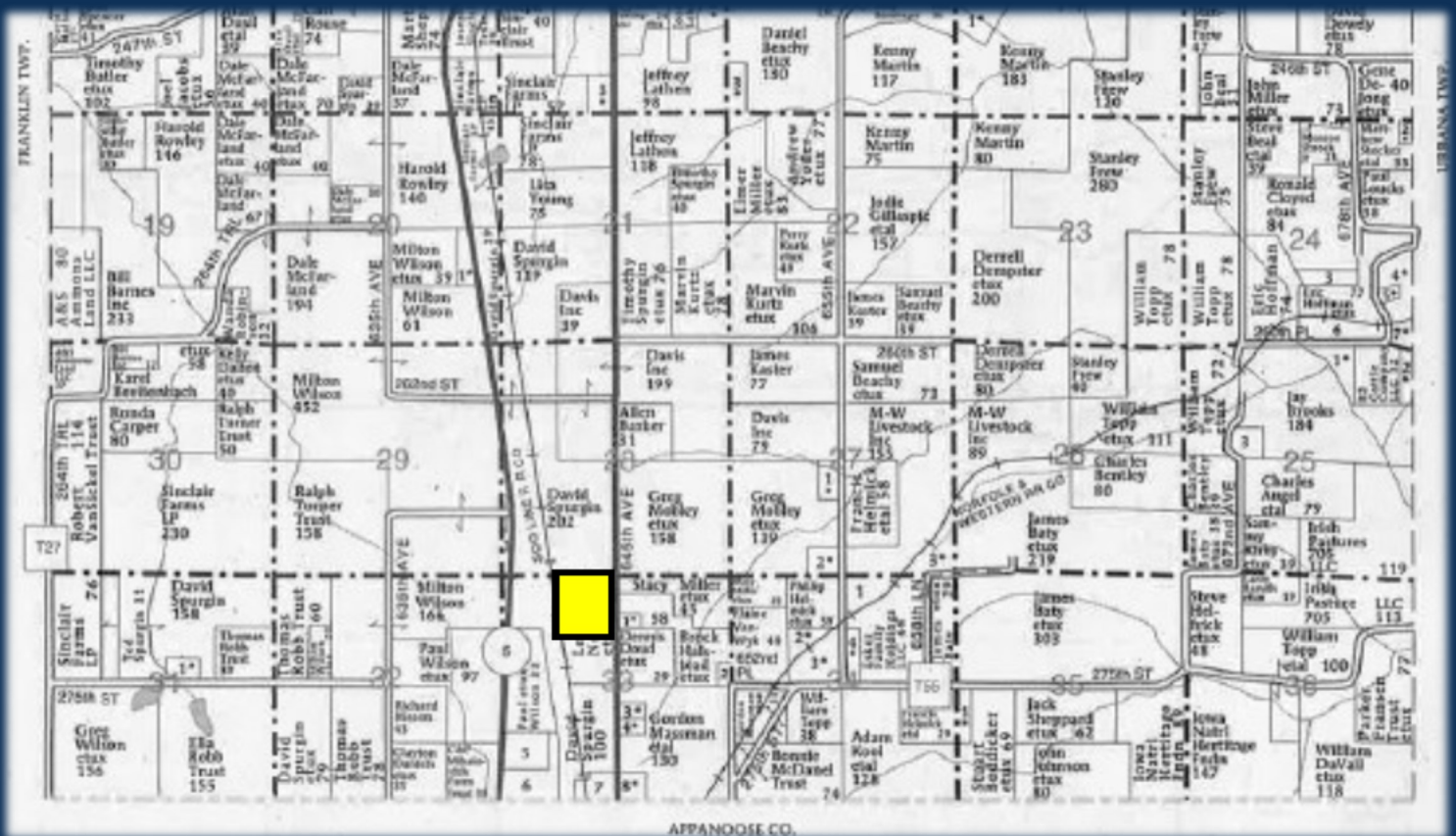
Good to fair fence

Stocked pond

Salvage condition barn & shed

RRW & CVREC available

Possession Spring 2019



APPANOOSE CO.

Highway located close to Moravia, Rathbun Lake, and an actively growing Amish community.

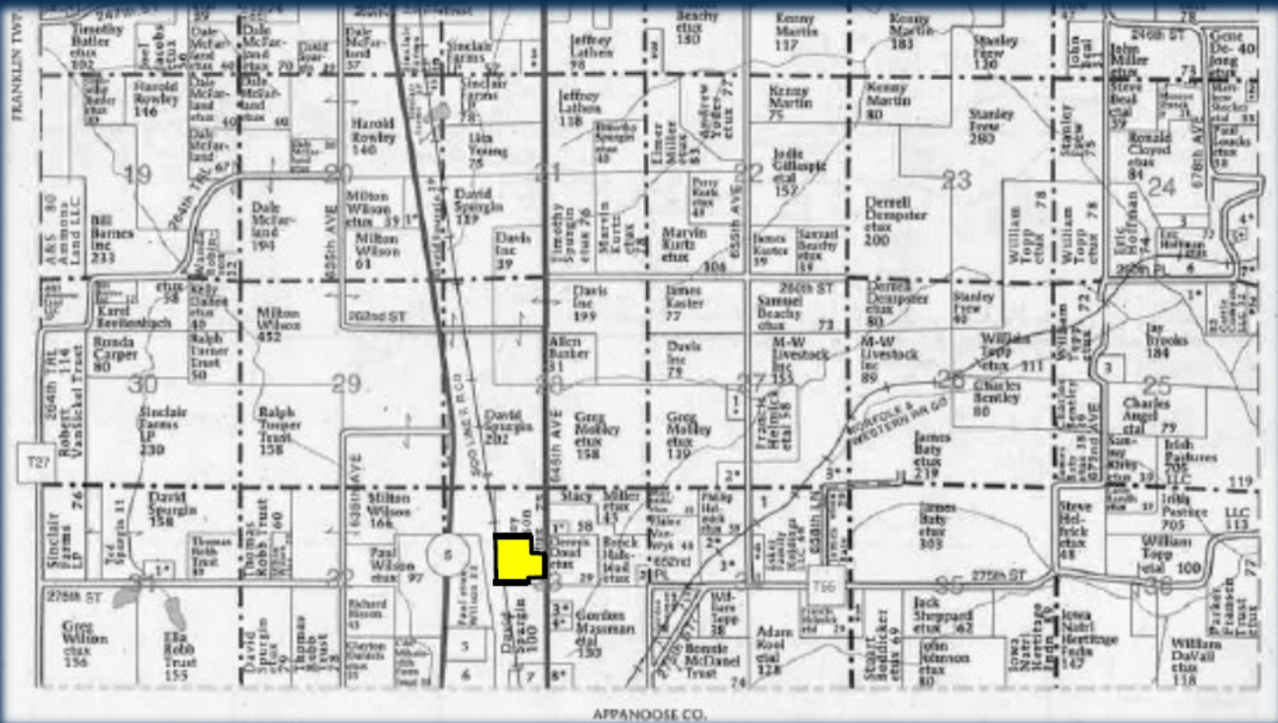
Monroe County Farm for Sale



32 Acres - \$158,400

2735 645th Avenue
Moravia, IA 52571

30 Total Crop Ac with 53.8
CSR2...includes
8.5 hay & 1.8 CRP
CRP \$488 /yr through 2026
Fenced pond
Utilities past the site-
No current outlets
Possession Spring 2019



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Alan Ammons, Broker, Licensed in Iowa & Missouri. All Agents Licensed in Iowa.

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**

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