



Investment Ag Land For Sale

Granite Way, Moravia, IA 52571

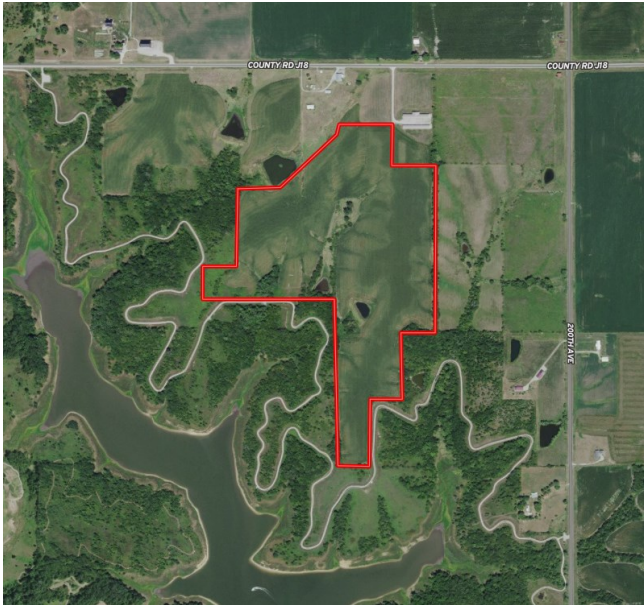
Hawkeye Farm Mgmt & Real Estate

Price: \$572,000

Acres: 88 +/-

Price/Acre: \$6,500

MLS #: 6095412



PROPERTY FEATURES

- Property has development potential
- Investment opportunities
- Great location, near Honey Creek Resort and Rathbun Lake
- Preserve of wildlife to the South
- Property borders Corp of Engineers
- Has access to public ground and walking trails

CONTACT US



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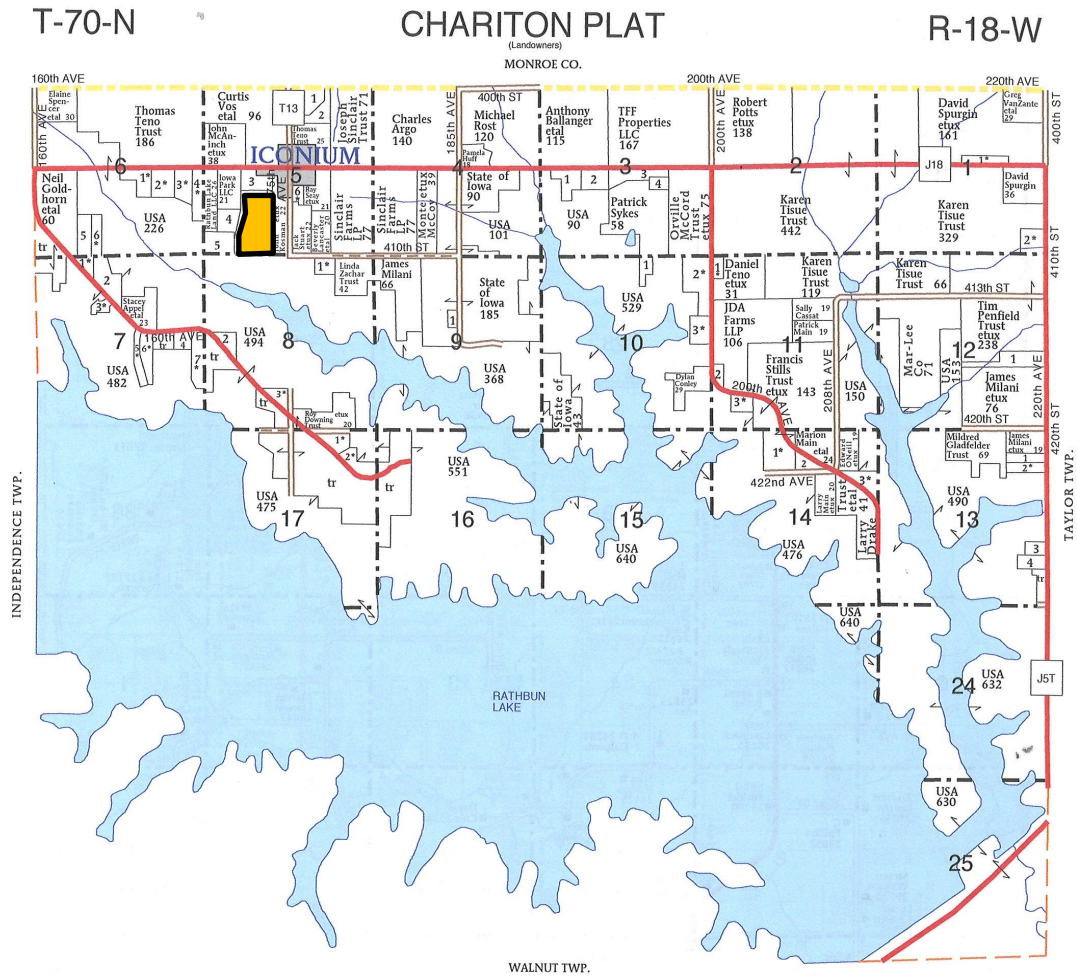
NATE AMMONS

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Alan Ammons, Broker, Licensed in Iowa & Missouri. All Agents Licensed in Iowa. The above information, although believed to be accurate, is not warranted or guaranteed by the owner, listing firm, or listing agent.

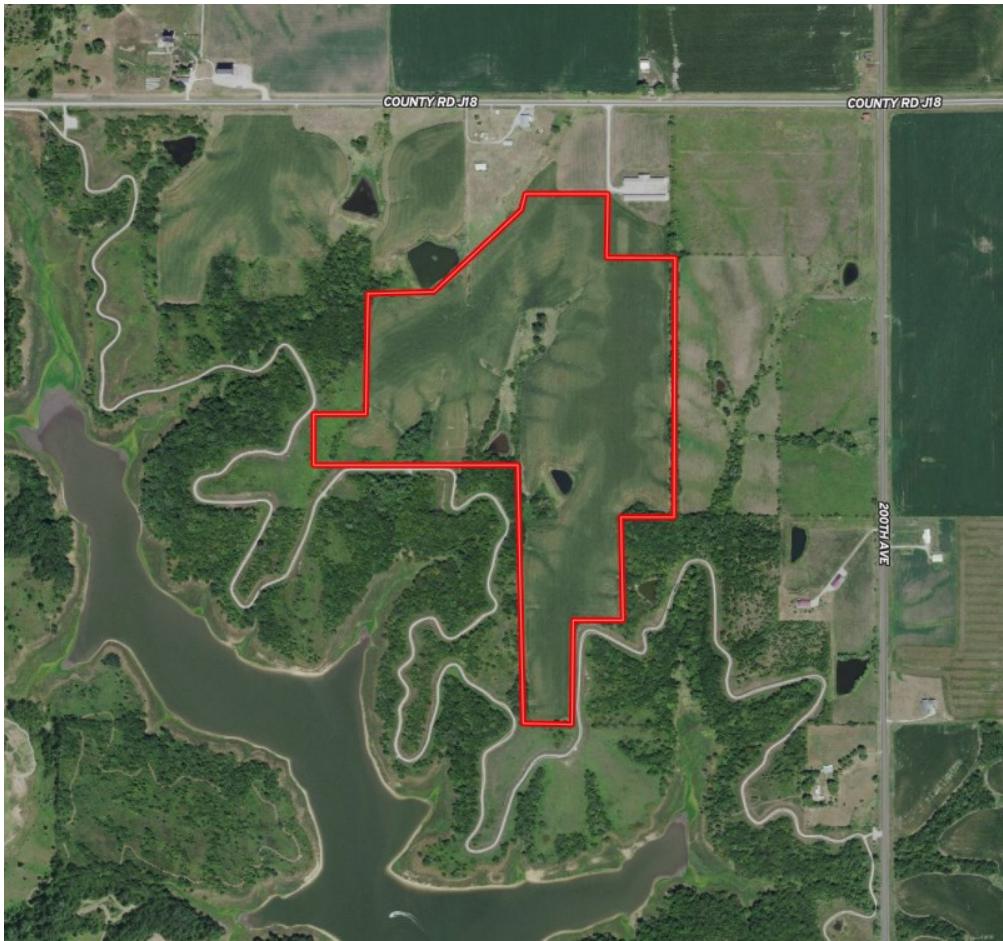
PLAT MAP



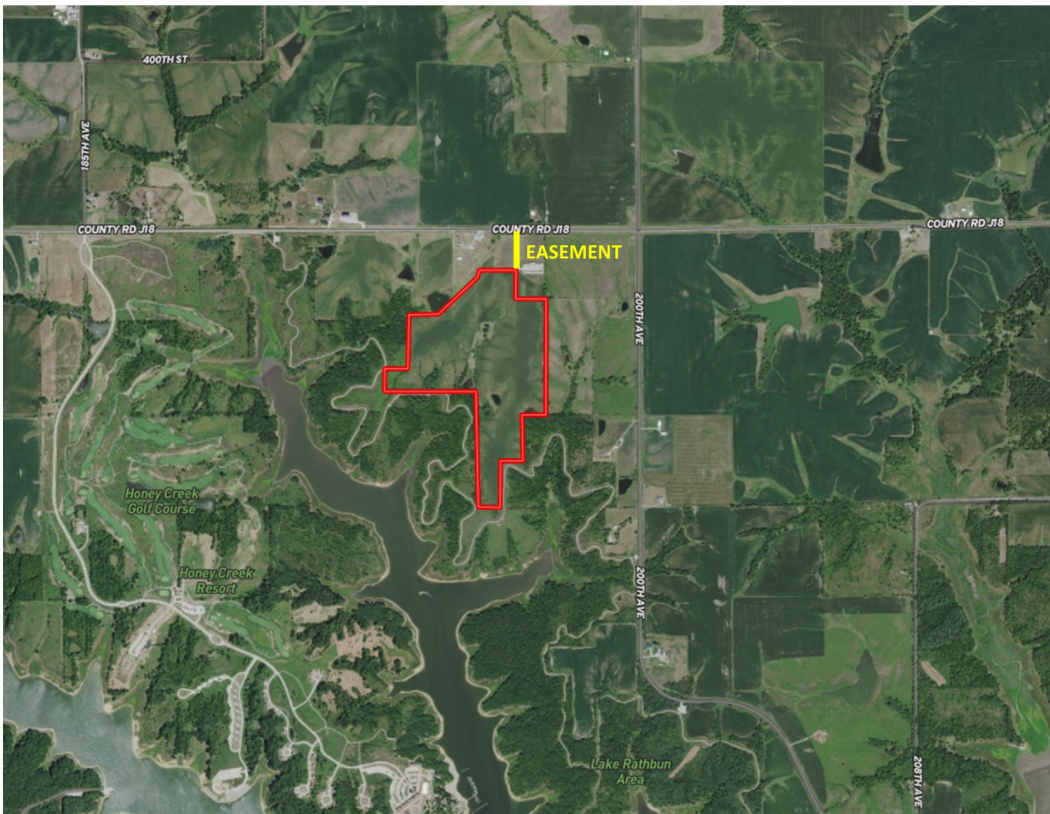
Location Map



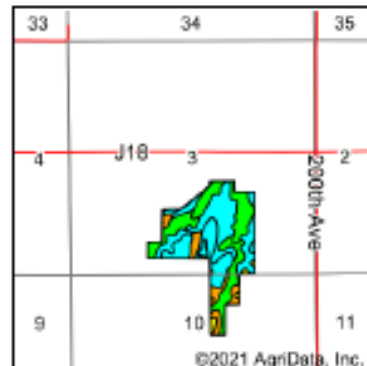
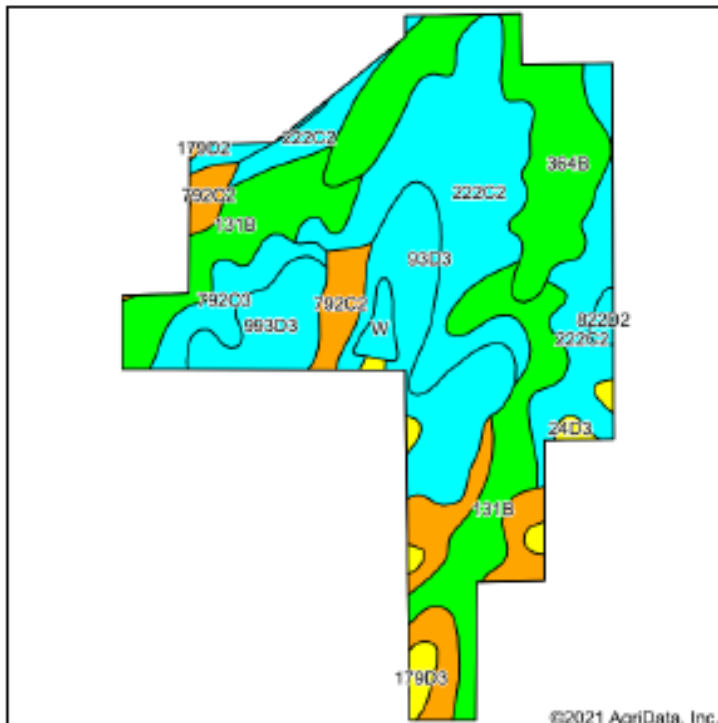
AERIAL MAP



Easement Map



Soils Map



State: Iowa
County: Appanoose
Location: 3-70N-18W
Township: Chariton
Acres: 88
Date: 8/24/2021

Hawkeye Farm Mgmt & Real Estate

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Soils data provided by USDA and NRCS.

Area Symbol: 1A007, Soil Area Version: 27								
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-irr Class *c	CSR2**	CSR	*n NCCPi Soybeans
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	25.70	29.2%		IVe	28	25	43
131B	Perishing silt loam, 2 to 5 percent slopes	16.82	19.1%		IIIe	70	67	62
364B	Grundy silty clay loam, 2 to 5 percent slopes	13.05	14.8%		IIe	72	75	68
93D3	Adair-Shelby complex, 9 to 14 percent slopes, severely eroded	10.45	11.9%		VIIe	19	20	41
792C2	Armstrong loam, 5 to 9 percent slopes, moderately eroded	9.20	10.5%		IIIe	31	28	48
993D3	Armstrong-Gara complex, 9 to 14 percent slopes, severely eroded	4.71	5.4%		VIIe	19	15	40
792C3	Armstrong soils, 5 to 9 percent slopes, severely eroded	3.54	4.0%		IVe	17	16	38
179D3	Gara soils, 9 to 14 percent slopes, severely eroded	1.35	1.5%		VIIe	40	40	49
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	1.24	1.4%		IVe	10	15	50
W	Water	1.03	1.2%			0	0	
24D3	Shelby soils, 9 to 14 percent slopes, severely eroded	0.83	0.9%		IVe	45	45	50
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	0.08	0.1%		IVe	38	43	49
Weighted Average						40.8	39.1	*n 50

**IA has updated the CSR values for each county to CSR2.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.