

Listing #17206



Appanoose

COUNTY LAND AVAILABLE



— 226.13 ACRES M/L —

CONTACT

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Summary

Peoples Company is pleased to present an exceptional recreational farm in Appanoose County. Encompassing 226.13 acres m/l, this property has diverse terrain including thick timber, CRP fields, meandering creek bottoms, tillable land, and a pond.

Secluded from the road, this farm has several trails and crossings set up on the creeks to provide full access with a tractor or UTV. This farm has many potential stand locations that would hunt well with different winds. There are also several great potential food plot locations that could be set up for deer cruising the larger timbers and drainages that drop into this farm from around the neighborhood. There is a great mix of hardwoods on this farm that split the CRP to create several different fields.

The farm has approximately 134.55 acres of CRP paying \$23,672 annually. 133.21 of the CRP acres expire in 2031 and 1.34 acres expire in 2032. The farm also has 13 tillable acres that are cash-rented to a local farmer. The property is leased for the 2023 hunting season but expires in January 2024. Contact one of the listing agents for details.

The property has potential building sites and utilities nearby. The farm is located southwest of Centerville and northeast of Seymour. Additional land is available, contact agents for details.



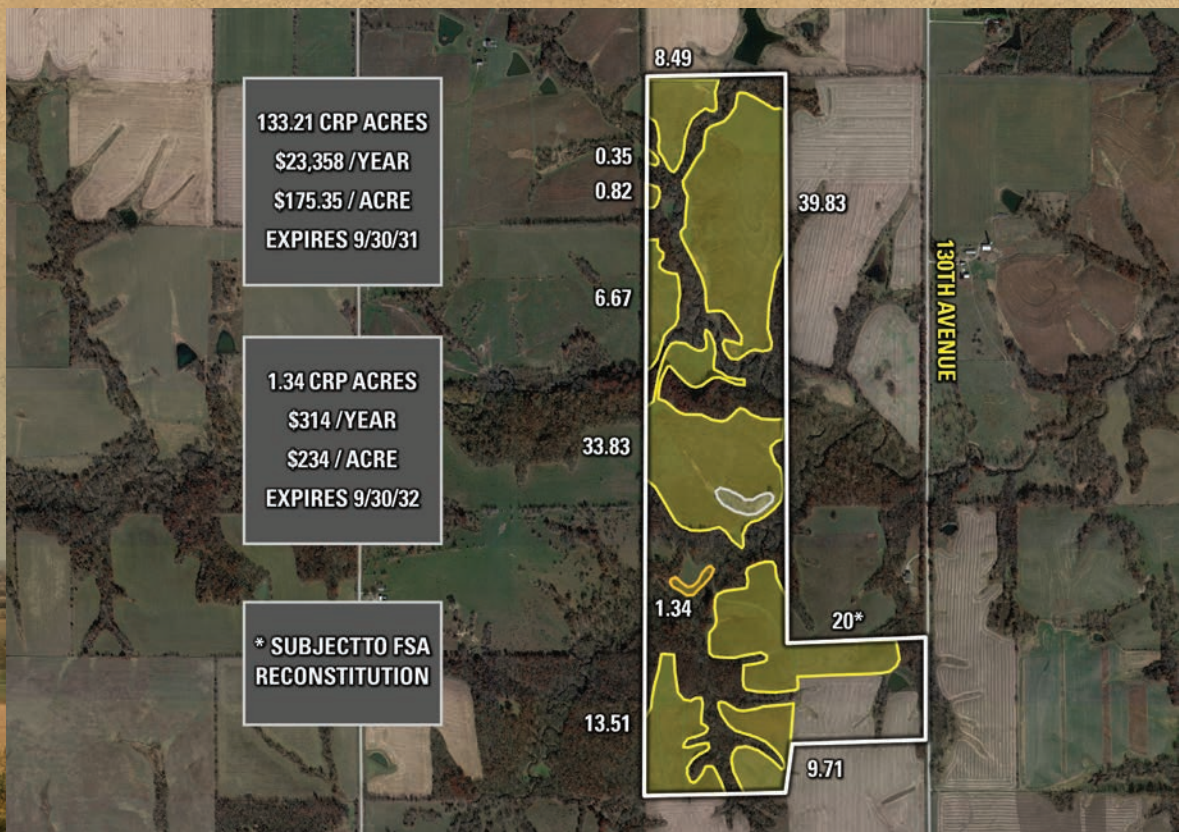
Directions

From Seymour, travel east on Highway J46 for 3.5 miles until reaching 130th Avenue. Turn left (north) on 130th Avenue for 1 mile until reaching the property. The property is on the west side of 130th Avenue.





CRP Map





12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
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SCAN THE QR
CODE TO THE LEFT
WITH YOUR PHONE
CAMERA TO VIEW
THIS LISTING ONLINE!

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