



Investment Property with Land

47100 235th Trail, Chariton, IA 50049

**Hawkeye Farm
Mgmt & Real Estate**

Price: \$250,000

Acres: 4 +/-



PROPERTY FEATURES

- Multi-Use 45'x45' Building
- Located less than 1/2 mile from Highway 34
- Spray Foam Insulation Throughout
- New Furnace and Central Air Unit in 2019
- \$18,000 Annual Income from Lease
- 15'x20' Office & Two Half Bathrooms
- 9'x12' Roll Up Door
- Paved Parking & Gravel Parking
- 7.2 % ROI at List Price
- Annual Taxes \$484

CONTACT US



**Hawkeye
Farm Mgmt &
Real Estate**

(641) 932-7796
Hawkeye@UCIowa.com
www.UCIowa.com
1010 South Clinton
Albia, IA 52531



**TRAVIS HAMILTON
REALTOR® - IA**

(641) 891-4217
TravisH@UCIowa.com
Licensed in Iowa

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

PROPERTY PICTURES & MAP

