



Prime Wapello County Farm Land For Sale

Agency Hedrick Road, Ottumwa, IA 52501

**Hawkeye Farm
Mgmt & Real Estate**

Price: \$1,150,000
Price/Acre: \$9,745

Acres: 118 +/-



PROPERTY DETAILS

- 118 +/- Tillable Acres
- 66 CSR2 on Tillable Acres
- 106 +/- Cropland Acres
- Primary Soil Types: Grundy, Arispe & Haig
- Level to Rolling Terrain, Excellent Drainage
- Annual Taxes \$3,092
- Extensive Tile & Terrace Across Property
- Pattern Tilt on 40 ft Centers
- Top End Yield Potential
- Right Off Pavement
- Open Tenancy for 2024 Crop Season
- 118.69 +/- Tax Acres

CONTACT US



**Hawkeye
Farm Mgmt &
Real Estate**

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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.

PROPERTY MAP



**Hawkeye
Farm Mgmt &
Real Estate**

Aerial Map

Boundary Lines are Approximate



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Hawkeye Farm Mgmt & Real Estate



22 N Main, Ste 11 Phone: 562-530-2706
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Boundary Center: 41° 2' 12.53, -92° 18' 9.76

0ft 694ft 1389ft

**13-72N-13W
Wapello County
Iowa**



Maps Provided by:
surety
CUSTOMIZED ONLINE MAPPING
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