



## Hunting & Recreational Land For Sale

Kirkville Road, Eddyville, IA 52553

**Hawkeye Farm  
Mgmt & Real Estate**

**Price:** \$995,000

**Acres:** 165 +/-

**Price/Acre:** \$6,030




### PROPERTY DETAILS

- Heavily Timbered Land, Ideal For Hunting
- 3 +/- Acre Stocked Pond
- 155.93 CRP Acres Earning \$33,619 Annually
- CRP Contract Runs Through 9/2026
- Paved Road Frontage
- Building Sites
- Recreational Opportunities
- Annual Taxes \$3,318

### CONTACT US



**Hawkeye  
Farm Mgmt &  
Real Estate**

 (641) 932-7796  
 [Hawkeye@UClowa.com](mailto:Hawkeye@UClowa.com)  
 [www.UClowa.com](http://www.UClowa.com)  
 1010 S Clinton  
Albia, IA 52531



**RYAN AMMONS**

(641) 777- 2955

[Ryan@UClowa.com](mailto:Ryan@UClowa.com)



**NATE AMMONS**

(641) 777-2861

[Nate@UClowa.com](mailto:Nate@UClowa.com)



Ryan Ammons, Broker, Licensed in Iowa. Alan Ammons, Broker Associate, 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.

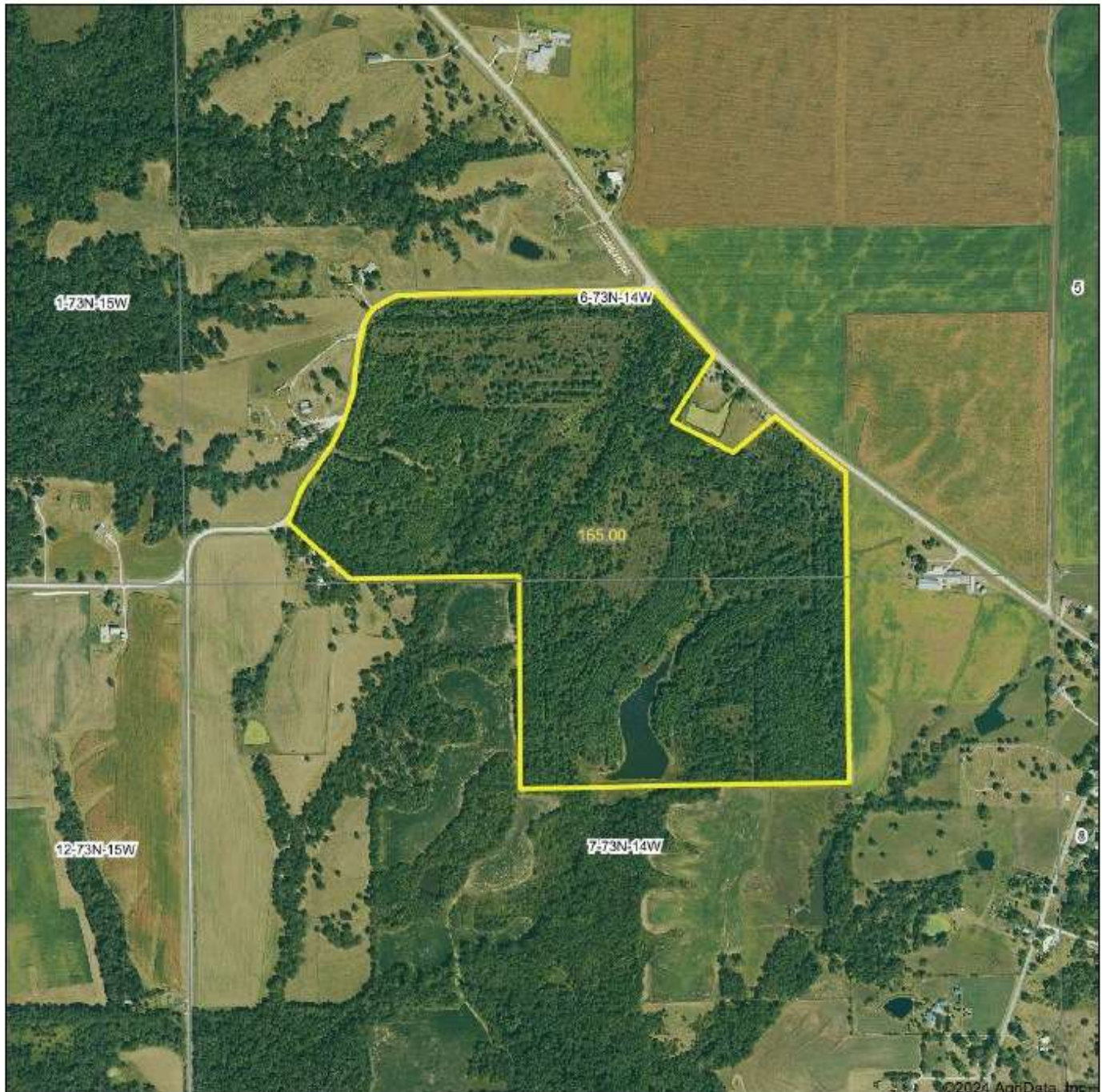


# PROPERTY MAP



**Hawkeye  
Farm Mgmt &  
Real Estate**

**Aerial Map**  
Boundary Lines Are Approximate



**Hawkeye Farm Mgmt & Real Estate**



22 N Main, Altoona, IA Phone: 641-932-1796  
Email: hawkeyefarm@hawkeyere.com  
On the web: www.hawkeyefarm.com

Boundary Center: 41° 8' 53.59, -92° 31' 1.21

0ft 957ft 1915ft

**6-73N-14W**  
**Wapello County**  
**Iowa**



Maps Provided By  
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