



Hawkeye Farm  
Mgmt & Real Estate

# 77 +/- ACRES PLUS HOME ONLINE LAND AUCTION

## MARION COUNTY, IOWA LIBERTY TOWNSHIP



**BIDDING OPENS 12:00 PM, JUNE 19, 2025**  
**BIDDING CONCLUDES 12:00 PM, THURSDAY, JUNE 26, 2025**  
**ONLINE BIDDING ONLY**

*REPRESENTING ATTORNEY: JOHNSTON, HICKS & GRIFFITH*

**United Country Hawkeye Farm Mgmt & Real Estate honored to represent the Piagentini Estate Auction of 77 +/- acres of excellent recreational hunting land and home in Marion County, Iowa.**

Located at 2401 Hwy 5 in Hamilton, Iowa, this Marion County property offers highway frontage and a 3-bedroom home with a 2-car attached garage. The farm includes two ponds and 12 open acres currently in hay production. Great location with convenient access and useful features for living or farming.

**Open house will be held Thursday, June 12 from 5:00 PM - 7:00 PM and Saturday, June 14 from 12:00 PM to 2:00 PM.** Contact us for full auction details. **The online bidding will conclude at 12:00 PM on Thursday, June 26, 2025, and will be open one week prior to the auction deadline.**

**For more information or to schedule a private showing contact Iowa Land Specialist Ryan Ammons at 641-777-2955 or email [Ryan@uciowa.com](mailto:Ryan@uciowa.com).**

### 77 +/- ACRES

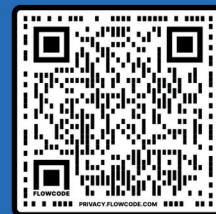
- 12 OPEN ACRES
- 59 CSR2
- HEAVILY TIMBERED
- TOP END WHITETAIL & TURKEY HUNTING OPPORTUNITIES
- FOOD PLOT POTENTIAL
- \$2,250 ANNUAL TAXES

### 1,448 SQ. FT. SPLIT LEVEL HOME

- BUILT IN 1974
- 3 BEDROOMS
- WALKOUT BASEMENT

### NOTE:

- LOCATED BETWEEN MARYSVILLE & HAMILTON ON HIGHWAY 5
- CENTRALLY LOCATED BETWEEN ALBIA & KNOXVILLE
- A BUYER'S PREMIUM IN THE AMOUNT OF 3% OF THE BID SHALL BE CHARGED TO THE BUYER AND ADDED TO THE BID AMOUNT TO ARRIVE AT THE TOTAL CONTRACT PURCHASE PRICE



**RYAN AMMONS**

**BROKER & IOWA  
LAND SPECIALIST**

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**[UCIOWA.COM/AUCTIONS](http://UCIOWA.COM/AUCTIONS)**

**United Country Hawkeye  
Farm Mgmt. & Real Estate**

1010 S. Clinton | Albia, IA 52531

Ryan Ammons-Broker

All Agents Licensed in the State of Iowa.

The owner reserves the right to reject any and all bids which are subject to seller's approval the day of auction. Any announcements on the day of the sale will supercede all printed material. Information presented is gathered from sources deemed reliable but not guaranteed by United Country Hawkeye Farm Management and Real Estate who represents the seller at auction.