



High Quality Appanoose County Farmland

482nd Street, Centerville, IA 52544

**Hawkeye
Real Estate**

Price: \$835,380
Price/Acre: \$5,950

Acres: 140.4 +/-



PROPERTY DETAILS

- 95 +/- Tillable Acres with a 67.9 CSR2 Cash Rented for \$19,000 Annually
- 40 + Acres of Hardwoods & Thick Bedding & Cover
- Quality Whitetail, Upland Game, Turkey, Pheasant, Quail Hunting
- Located within minutes of Rathbun Lake
- Annual Taxes \$2,728

CONTACT US



**Hawkeye
Real Estate**



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Realtor®

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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
Real Estate

Aerial Map



Hawkeye Farm Mgmt & Real Estate



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On the web: www.colliers.com
www.hawkeyefarm.com

Boundary Center: 40° 46' 37.52, -92° 49' 54.97

0ft 635ft 1270ft

Maps Provided By:



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17-69N-17W
Appanoose County
Iowa



6/20/2025