

144 ac m/l in Wapello County, IA

Income, Crop, CRP, Hunt, Recreational

\$414,000

\$2875/ac

GENERAL INFORMATION

Sale Acres	144 ac m/l
Topography	Level to Rolling
Taxes	\$2210 (2015/16 payable) approx.
School District:	Eddyville-Blakesburg-Fremont

RECREATIONAL OPPORTUNITIES

Trophy Whitetail Deer	ATV
Turkey	Hiking
Thick Timber	Hunting
Horseback Riding	Crop
CRP	Secluded
Native Grass Hills	



Super combination property with a diverse landscape, beautiful views, and all the necessities to satisfy either the weekend warrior or the hardcore outdoor enthusiast. Down a secluded road, this property boasts beautiful rolling native-grass hills currently enrolled in CRP, funneling down to highly productive NHEL cropland with 76 CSR2. Little Soap Creek meanders thru the center of the farm with hardwood timber, mixed cedars, brush and cover surrounding it. This diverse habitat provides a dynamite mix to support the trophy whitetail deer, turkey, and other wildlife that call this area home. This Blakesburg area of Southern Iowa and Wapello County is well known for its trophy whitetail & turkey and this farm has a solid income stream to support the habit!

The above information, although believed to be correct, is not warranted or guaranteed by the owner, listing firm or listing agent.



**Hawkeye
Farm Mgmt &
Real Estate**

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THE "AMMONS" FAMILY

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Hawkeye Farm Mgmt & Real Estate

INCOME:

37 ac **Crop** x \$175 (2016) = \$6475
 48.13 ac **CRP** x \$89.47 (thro 9/19)
 = \$4306
 17 ac **Pasture** \$40/ac = \$680
 Total 2016 Income \$11,461

LEGAL:

pt S 1/2 SE 1/4 & pt SE 1/4
 SW 1/4 Sec 14 & pt N 1/2
 NE 1/4 Sec 23: 71-15;
 Wapello Co Iowa

DIRECTIONS:

Drive 2.5 miles east of
 Blakesburg Ia on paved
 Bluegrass Road; continue
 east/south/east on gravel
 Copperhead Rd 2.5 mi (via
 215th Ave) to 202nd Ave;
 turn south on 202nd Ave
 3/4 miles to property on
 south side of road.

