

**82<sup>nd</sup> Ave &  
Copperhead Rd  
Ottumwa IA**

**\$107,000 \$2816/ac**

**38 acres**  
*Timber, Deer, Turkey,*  
**INVESTMENT!**



**GENERAL INFORMATION**

Taxable Acres	17.03 ac
Tillable Acres	16.7 ac
Topography	Rolling to Steeply Rolling
Predominate Soils	Weller, Lindley
Taxes	\$122 on 17.03 tax ac
Forest Reserve	20.53 acres
School District:	Cardinal of Eldon
Located In	Sec 26-71-13

MLS#17329



## Hawkeye Farm Mgmt & Real Estate



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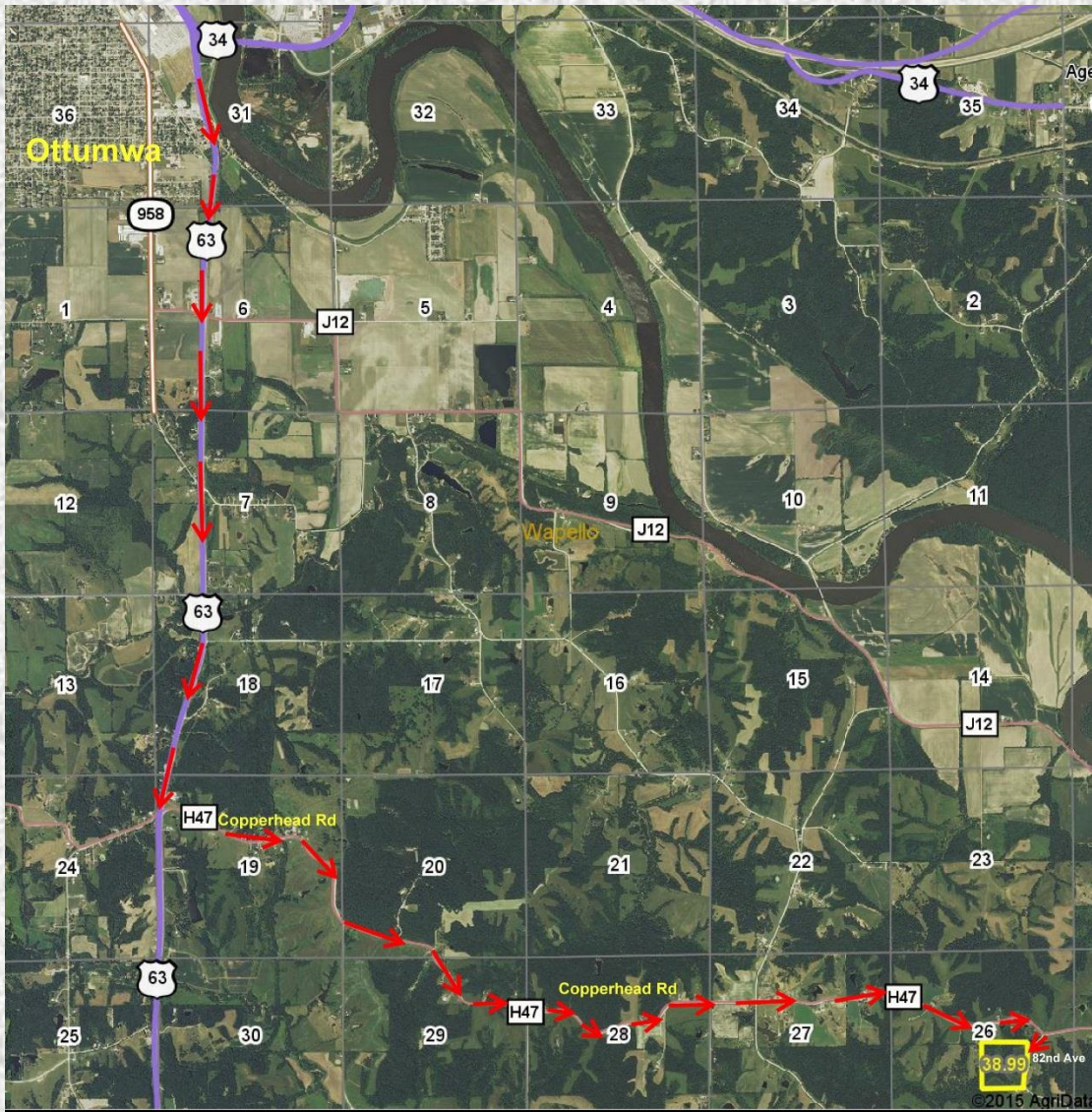


**THE "AMMONS" FAMILY**

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





From intersection Hwy 34 & 63 in S Ottumwa: S on Hwy 63 4.5 mi, turning E on Copperhead Rd; E/SE on winding Copperhead Rd turning S on 82<sup>nd</sup> Ave. Farm is 1<sup>st</sup> crop field on W side road & runs S along 82<sup>nd</sup> Ave till immediately N of home #2274. Farm is immediately W of home #2411.



**Hawkeye Farm  
Mgmt & Real Estate**

