



**Hawkeye  
Farm Mgmt &  
Real Estate**

## ***Rural Southern Iowa Retreat***

*Wapello County, Iowa  
4924 160th Avenue, Ottumwa, IA 52501*

*\$379,900  
39 +/- Acres*

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## PROPERTY FEATURES

- Incredible 39+/- Acre Southern Iowa Retreat
- Hobby Farm & Cabin
- Located ½ mile off paved Lake Road
- Private and secluded Wapello County Property
- Abundance of wildlife
- High Yielding Garden
- Fruit trees, including Peach & Cherry
- Wild Berries
- Pond
- Native Hardwood & Softwood Timber
- Rolling Terrain and Dense Cover
- Trails Throughout
- Annual Taxes \$200
- Building/Shop
  - Built in 2019
  - 1,792 Total SF
  - Nearly 700 Finished SF
  - Completed in 2022
  - Immaculate High-End Finishes
  - Functional Layout & Ample Space
  - Excellent Room for Storage
  - Equipment Storage
  - Set up with RV/Camper Electrical
  - Waste Disposal Plumbing
  - Full concrete
  - Efficient & High-End Utilities & appliances

## PROPERTY MAP





# PROPERTY IMAGES



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## Hawkeye Farm Mgmt & Real Estate

1010 South Clinton, Albia, IA 52531

Phone: 641-932-7796

Email: [hawkeye@uciowa.com](mailto:hawkeye@uciowa.com)

On the web: [www.uciowa.com](http://www.uciowa.com)

"Serving Southern Iowa & Northern Missouri"

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For more maps, disclosures, and images  
please visit [www.UClowa.com](http://www.UClowa.com)

or

to set up a time to see this property contact  
Ryan Ammons or Nate Ammons!

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*Ryan Ammons*

Broker Associate

Licensed in Iowa  
Office: (641) 932-7796

Ryan: (641) 777-2955  
[Ryan@uciowa.com](mailto:Ryan@uciowa.com)

Nate: (641) 777-2861  
[Nate@uciowa.com](mailto:Nate@uciowa.com)



*Nate Ammons*

Realtor®

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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.

