



Hunting Property with Income

278th Street, Moulton, IA 52572

Price: \$417,100

MLS #:

Acres: 86 +/-

Price/Acre: \$4,850



PROPERTY FEATURES

- Great access from the entire North & East sides
- North Fabius River travels over 1/2 mile through the property.
- Black Walnut, Cedar & Red, White & other Mast bearing Oak species
- Established CRP tree plantings and tall CRP native grasses
- \$3,063 Annual Income from 2 Contracts
- Rural Water & Electric 1/4 Mile Away
- Annual Taxes \$1,446

CONTACT US






**Hawkeye
Farm Mgmt &
Real Estate**

 (641) 932-7796
 Hawkeye@UCIowa.com
 www.UCIowa.com
 1010 South Clinton, Albia, IA 52531



**STEVE HANSON
REALTOR® - IA**

 (641) 799-2449
 IowaSCH@gmail.com
 Licensed in Iowa

Alan Ammons, Broker, Licensed in Iowa & Missouri. The above information, although believed to be accurate, is not warranted or guaranteed by the owner, listing firm, or listing agent.

MAPS

T-67-68-N

FABIUS PLAT

(Landowners)

R-15-W

