



**Hawkeye Farm  
Mgmt & Real Estate**

## **Investment Farm with Recreation**

*Underwood Drive, Melcher-Dallas, IA 50062*

**Price:** \$1,507,000

**MLS #:** 6306724

**Acres:** 220 +/-

**Price/Acre:** \$6,850



### **PROPERTY FEATURES**

- Trophy Whitetail Deer, Turkey, Quail & Waterfowl
- 64 Row Crop Acres
- 43.84 CRP Acres Paying \$7,716 Annually Through September 2023
- Located along English Creek South of Melcher-Dallas
- Only 35 Miles South of Des Moines
- Annual Taxes \$4,434

### **CONTACT US**






**Hawkeye  
Farm Mgmt &  
Real Estate**

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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.



# PROPERTY MAPS

T-74-N

WASHINGTON PLAT

R-20-W

(Landowners)

KNOXVILLE 'S' TWP.

