



**Hawkeye Farm  
Mgmt & Real Estate**

## **Appanoose County Row Crop & Hunting Farm** *32738 Highway J3T, Unionville, IA 52594*

**Price:** \$1,397,250

**Acres:** 270 +/-

**Price/Acre:** \$5,175







### **PROPERTY DETAILS**

- Heavily Timbered Terrain
- Natural Pinch Points
- Large Pond
- Diverse Habitat
- Excellent Recreational Opportunities
- Dense Cover
- Scenic Building Site
- Annual Taxes \$1,782

### **CONTACT US**



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

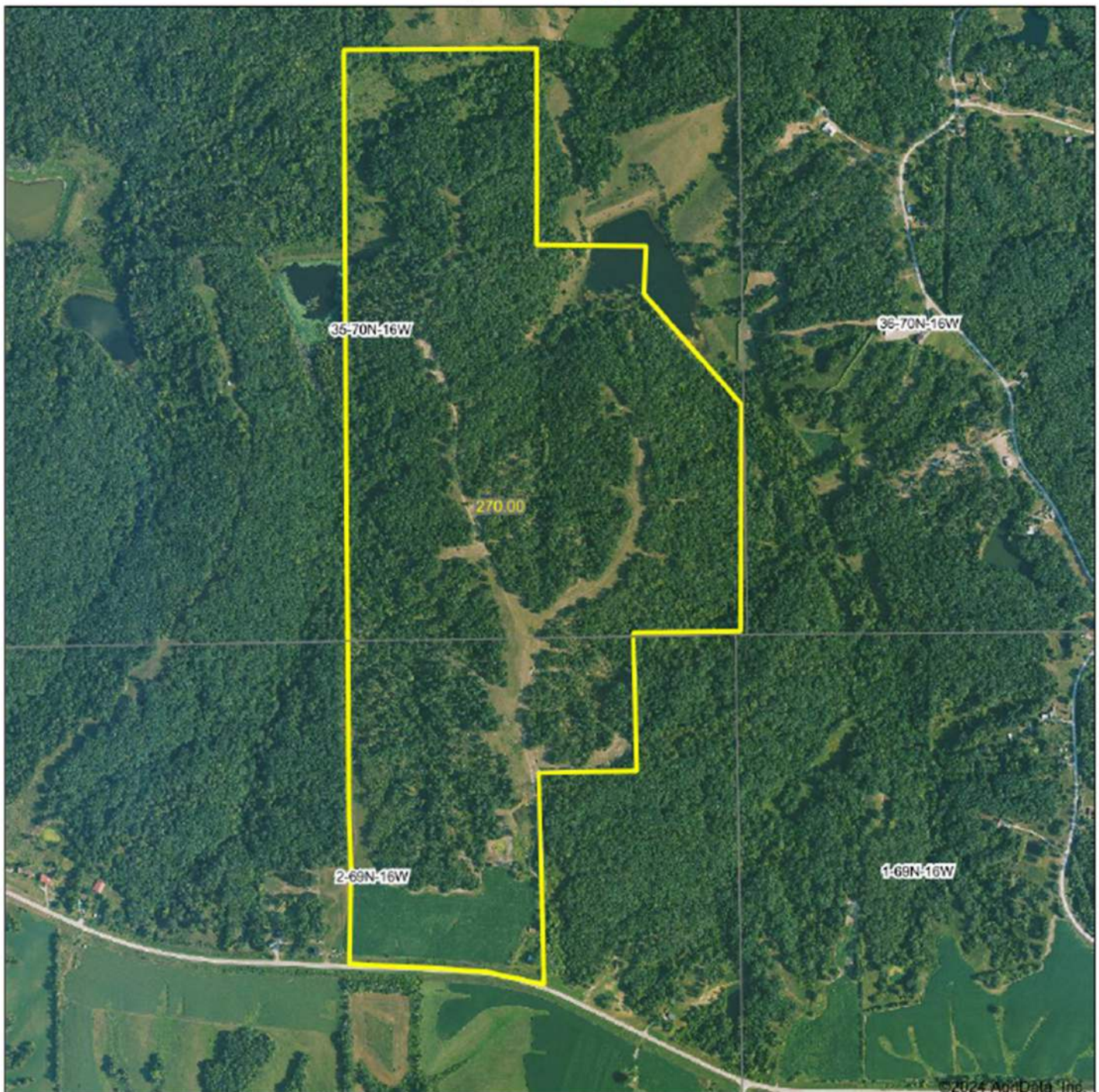


# PROPERTY MAP



**Hawkeye  
Farm Mgmt &  
Real Estate**

**Aerial Map**  
Boundary Lines Are Approximate



**Hawkeye Farm Mgmt & Real Estate**



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Boundary Center: 40° 48' 54.04, -92° 39' 44.78

0ft 1048ft 2097ft



11/12/2024

Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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**35-70N-16W**  
**Appanoose County**  
**Iowa**