



## High Quality Appanoose County Farmland

482nd Street, Centerville, IA 52544

**Hawkeye Farm  
Mgmt & Real Estate**

**Price:** \$863,460  
**Price/Acre:** \$6,150

**Acres:** 140.4 +/-



## PROPERTY DETAILS

- 95 +/- Tillable Acres with a 67.9 CSR2 Cash Rented for \$19,000 Annually
- 40 + Acres of Hardwoods & Thick Bedding & Cover
- Quality Whitetail, Upland Game, Turkey, Pheasant, Quail Hunting
- Located within minutes of Rathbun Lake
- Annual Taxes \$2,686

## CONTACT US



**Hawkeye  
Farm Mgmt &  
Real Estate**



(641) 932-7796



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**STEVE HANSON**  
**Realtor®**

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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



**Hawkeye Farm Mgmt & Real Estate**



22 N Main, Abing M. Phone: 641.302.1796  
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On the web: www.hawkeye.com  
www.hawkeyefarm.com

Boundary Center: 40° 46' 37.52, -92° 49' 54.97

0ft 635ft 1270ft

**17-69N-17W  
Appanoose County  
Iowa**



Maps Provided By:  
 **surety**  
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