



## Rathbun Lake Hunting & Investment Land For Sale

County Road J18, Moravia, IA 52571

**Hawkeye  
Real Estate**

**Price:** \$643,500

**Acres:** 110 +/-

**Price/Acre:** \$5,850







### PROPERTY DETAILS

- 49.90 CRP Acres Generating \$8,298 Annually Through 2032
- High-end Deer Producing Area
- Pheasant & Quail Hunting
- 23.76 Acres Rented for \$3,564 Annually
- Annual Taxes \$1,362

### CONTACT US



**Hawkeye  
Real Estate**

 (641) 932-7796  
 [Hawkeye@UCIowa.com](mailto:Hawkeye@UCIowa.com)  
 [www.UCIowa.com](http://www.UCIowa.com)  
 1010 S Clinton, Albia, IA 52531



**STEVE HANSON**  
**Realtor®**  
 (641) 799-2449  
[IowaSCH@Gmail.com](mailto:IowaSCH@Gmail.com)



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  
Real Estate

## Aerial Map

\*Boundary Lines Are Approximate\*

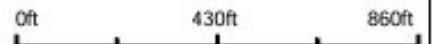


©2026 AgriData, Inc.



Hawkeye  
Real Estate

Boundary Center: 40° 53' 42.59, -92° 55' 49.75



**4-70N-18W**  
**Appanoose County**  
**Iowa**



1/26/2026