



**Hawkeye Farm  
Mgmt & Real Estate**

## Wapello County Land For Sale

194th Avenue, Ottumwa, IA 52501

**Price:** \$386,750

**Acres:** 65 +/-

**Price/Acre:** \$5,950



### PROPERTY DETAILS

- 31 Open Acres with a 48.5 CSR2
- Cropland and Hay Production
- Crop Lease in Place
- Hunting Opportunities
- 34 Timber Acres with Oak & Hickory
- Seasonal Creek
- Multiple Building Sites
- Annual Taxes \$606

### CONTACT US



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Farm Mgmt &  
Real Estate**

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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 &  
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**Aerial Map**  
Boundary Lines Are Approximate



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Boundary Center: 41° 2' 10.18, -92° 31' 46.45

0ft 471ft 941ft

**13-72N-15W**  
**Wapello County**  
**Iowa**



Maps Provided By:  
**surety**  
CUSTOMER ONLINE MAPPING  
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