



## Hunting, Income & Building Potential

Highway 5, Centerville, IA 52544

**Hawkeye Farm  
Mgmt & Real Estate**

**Price:** \$900,600

**Acres:** 158 +/-

**Price/Acre:** \$5,700



## PROPERTY DETAILS

- 70 +/- Crop Acres Generating \$12,250 Annually
- Mature Creek-Bottom Timber with Oak & Hickory Ridges to the South
- Two Newly Constructed Creek Crossings
- Excellent Building Sites with Available Utilities
- Beautiful Rolling Hills & a Multitude of Recreational Opportunities Near Rathbun Lake
- Annual Taxes \$2,426

## CONTACT US



**Hawkeye  
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.



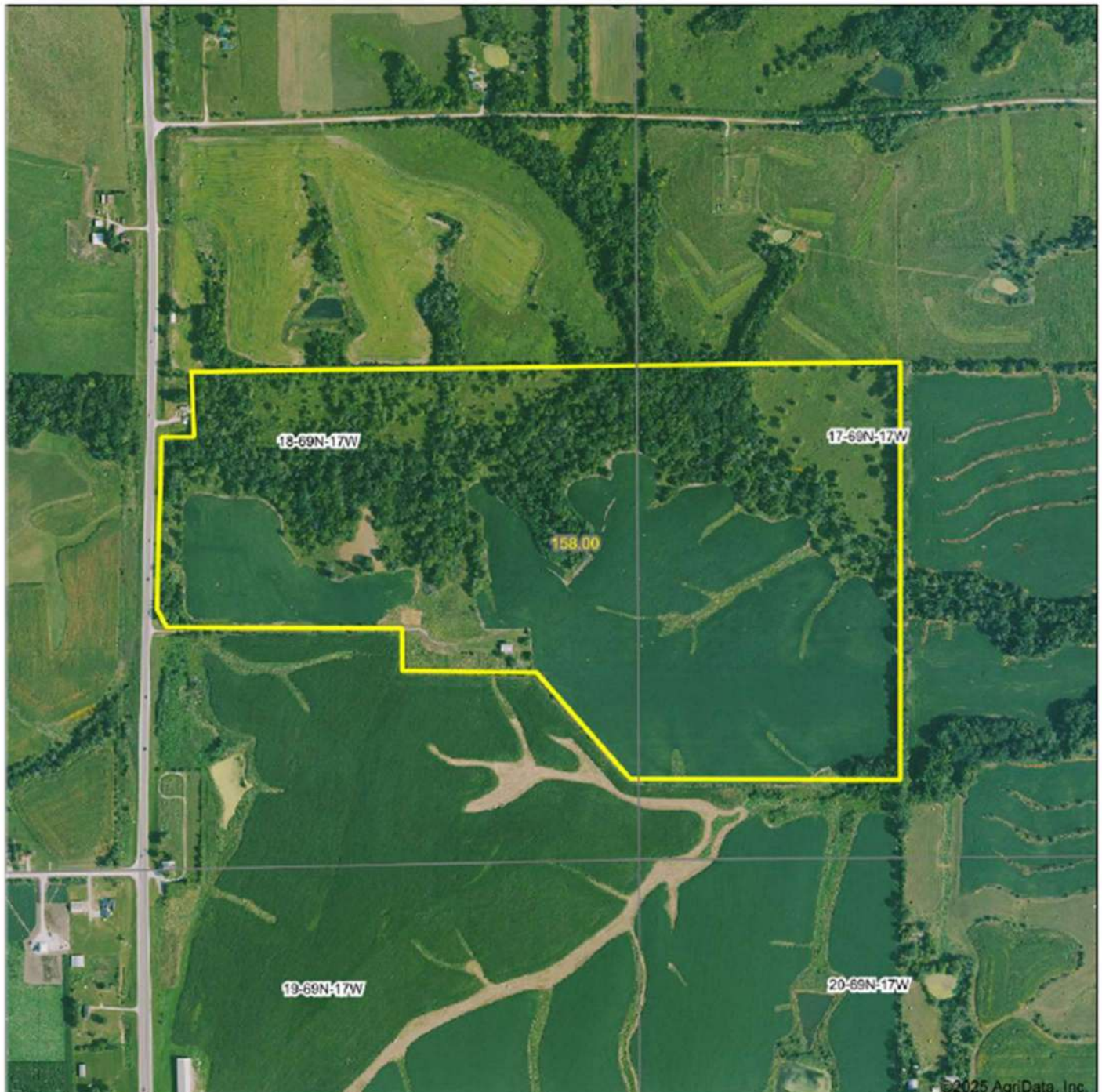


# PROPERTY MAP



**Hawkeye  
Farm Mgmt &  
Real Estate**

**Aerial Map**  
Boundary Lines Are Approximate



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**Hawkeye Farm Mgmt & Real Estate**



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Boundary Center: 40° 46' 23.41, -92° 51' 3.12

0ft 822ft 1645ft

**18-69N-17W**  
**Appanoose County**  
**Iowa**



Map Provided By:  
  
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