

Income Producing Rec Farm
210th Ave
Cincinnati, IA 52549

\$1,700,000
234± Acres
Appanoose County



Income Producing Rec Farm
Cincinnati, IA / Appanoose County

SUMMARY

Address

210th Ave

City, State Zip

Cincinnati, IA 52549

County

Appanoose County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

40.605766 / -92.879393

Acreage

234

Price

\$1,700,000

Property Website

<https://arrowheadlandcompany.com/property/income-producing-rec-farm-appanoose-iowa/93346/>



PROPERTY DESCRIPTION

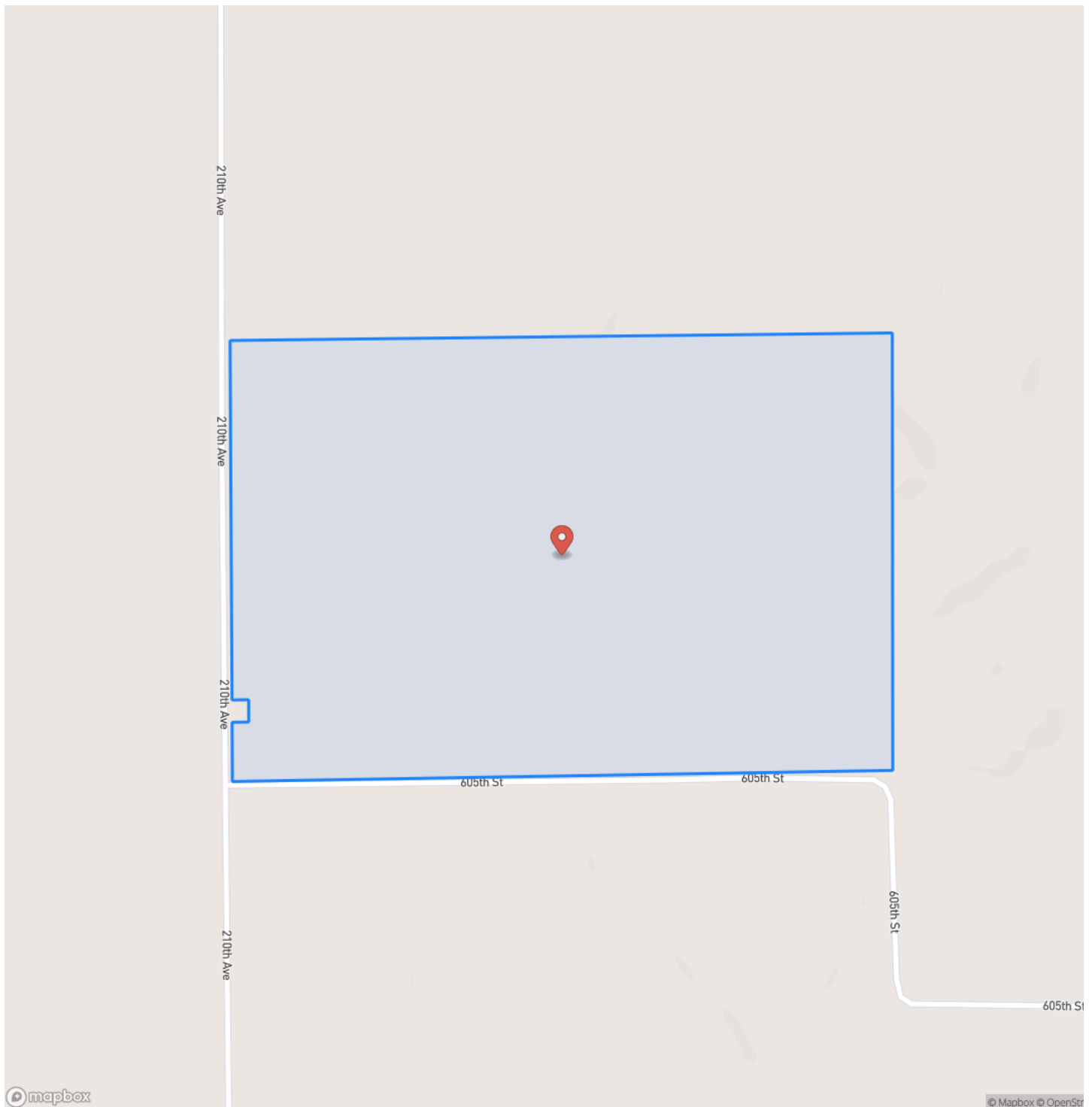
Introducing 234+/- acres of Southern Iowa dirt, boasting a variety of potential uses! Out of the 234+/- acres, 208+/- are currently in tillable production according to the FSA. Whether you choose to farm it yourself or lease out the farming rights, the income potential on this piece is fantastic. The soils score an average of 31.7 on the CSR2 scale, and the tillable acreage rolls very well for effective drainage of the field. The entire border is fenced, and the property lays out well for cattle production if one wanted to convert all or a portion for a livestock operation. Two ponds are present on the property, which could be utilized in cattle production or set up as waterfowl hunting locations. Do not overlook the high-end deer hunting potential of this property either! Not only is this property located in a documented big buck producing neighborhood, there are two timbered ditches sprawling out with mature trees and a mix of native grasses and forbs that provide both quality bedding cover and excellent travel corridors for an effective ambush. Extensive connecting habitat to the east provides excellent bedding cover for the deer to exit to feed in the evenings, making for several effective, low-impact hunting setups on the east end as well. One look at the trail camera history and it will be obvious that the ability to harvest large mature whitetails on a consistent basis exists on this parcel. The hunting rights could also be leased to create an additional stream of income for a buyer. Two-sided road access and several entry points allow for easy access to the property, whether it be for agricultural or recreational purposes. Several potential build site locations exist as well for those interested in country living or simply a rural retreat. This property is conveniently located 3+/- miles from Cincinnati, IA and 9+/- miles from Centerville, IA. Properties like this with both excellent income and recreational usage do not come to market often, so make sure to reach out to view the place for yourself! All showings are private and by appointment only. If you would like more information or would like to schedule a private viewing please contact Steve Noble at [\(641\) 799-9012](tel:641799-9012).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

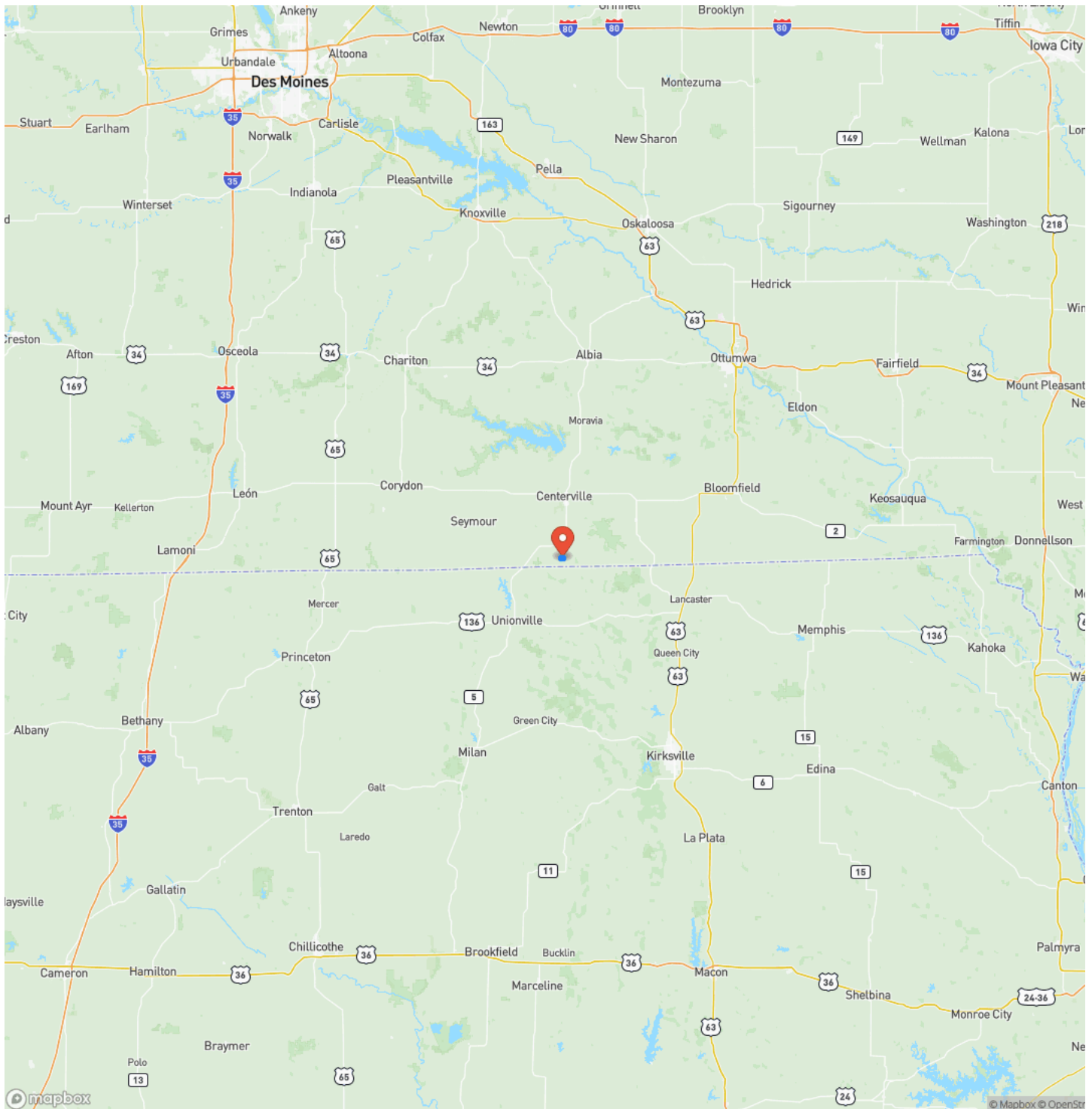
**Income Producing Rec Farm
Cincinnati, IA / Appanoose County**



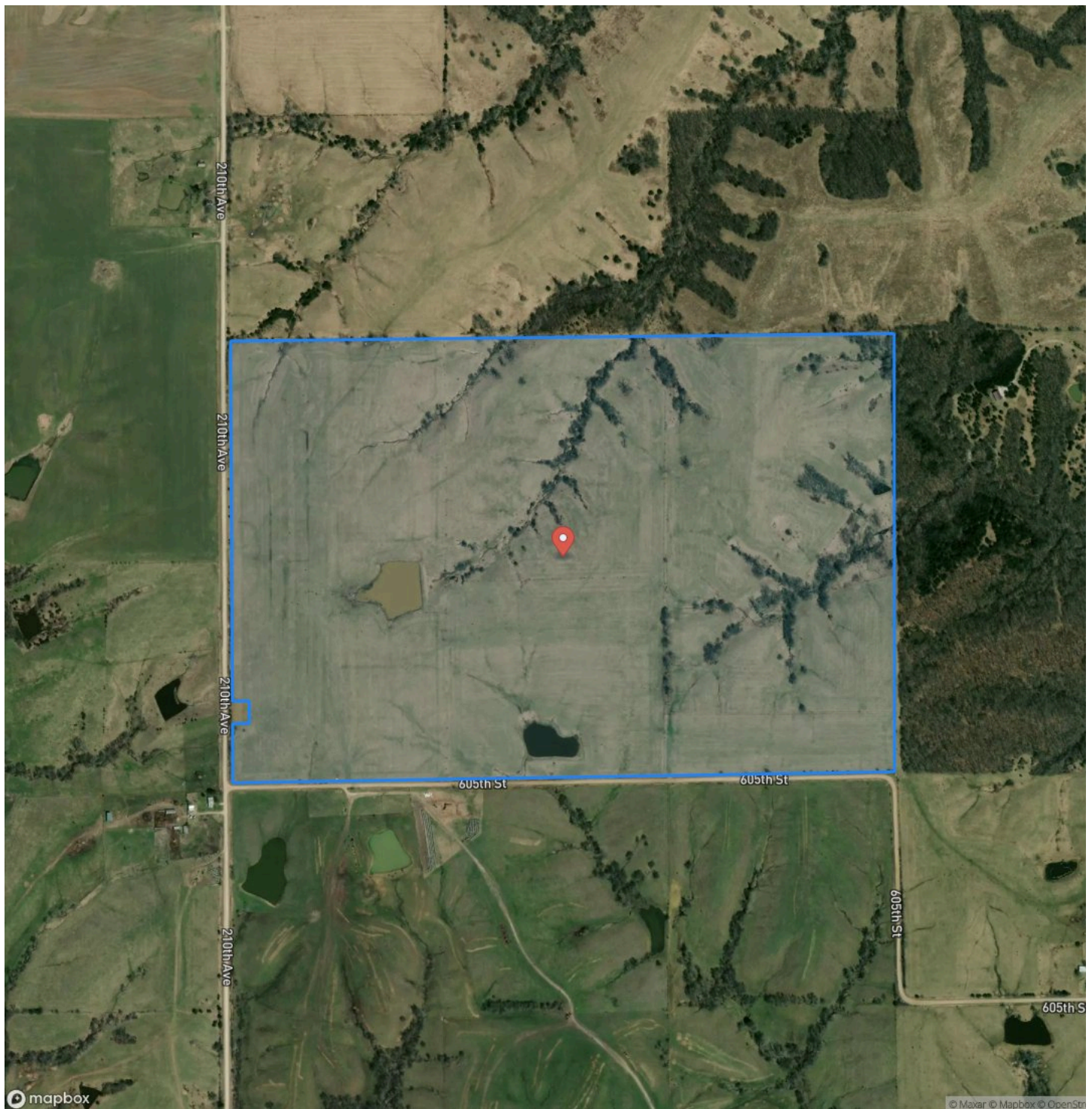
Locator Map



Locator Map



Satellite Map



Income Producing Rec Farm
Cincinnati, IA / Appanoose County

LISTING REPRESENTATIVE
For more information contact:



Representative
Steve Noble

Mobile
(641) 799-9012

Office
(309) 331-5767

Email
steve.noble@arrowheadlandcompany.com

Address
18587 74th. St.

City / State / Zip

NOTES

Notes section with multiple horizontal lines for text entry.

[illegible]

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
www.arrowheadlandcompany.com

