

Tine Row Farm
605th St
Cincinnati, IA 52549

\$530,322
78± Acres
Appanoose County



Tine Row Farm
Cincinnati, IA / Appanoose County

SUMMARY

Address

605th St

City, State Zip

Cincinnati, IA 52549

County

Appanoose County

Type

Farms, Undeveloped Land, Hunting Land, Recreational Land

Latitude / Longitude

40.600408 / -92.86742

Acreage

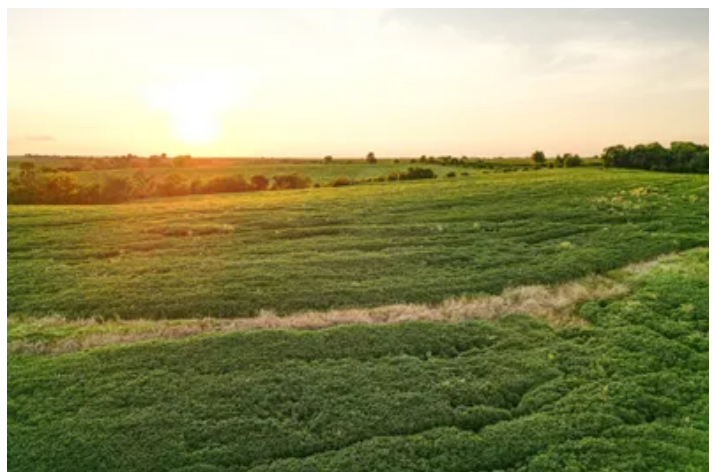
78

Price

\$530,322

Property Website

<https://arrowheadlandcompany.com/property/tine-row-farm-appanoose-iowa/87914/>

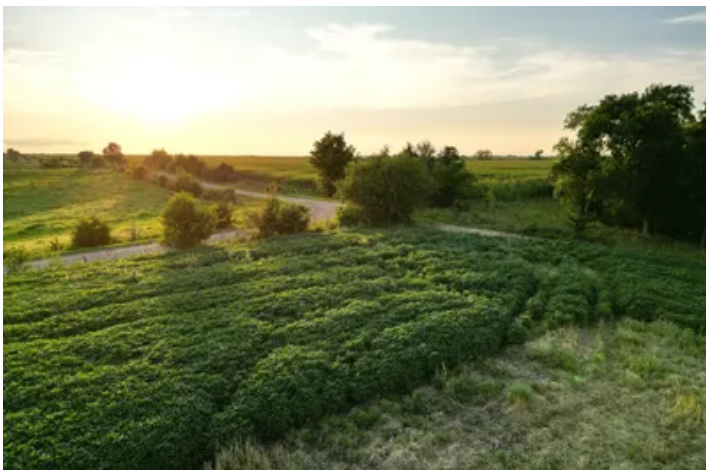
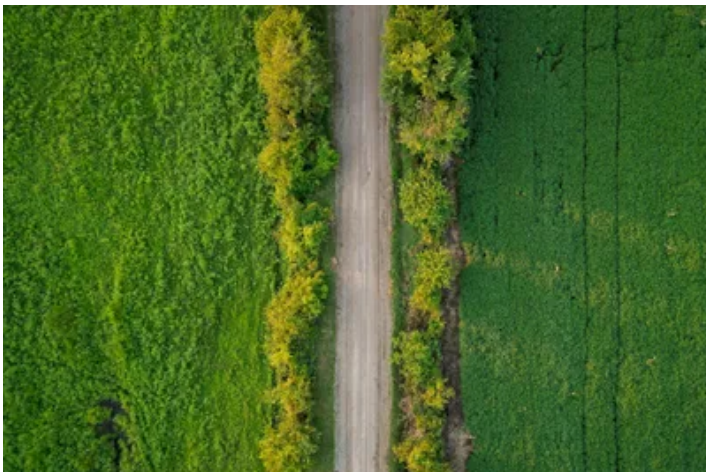


PROPERTY DESCRIPTION

Versatility in a property is something that is often hard to come by! However, this fantastic 78 +/-acre Southern Iowa property has no shortage in potential uses. Located in a fantastic whitetail neighborhood with great connecting habitat, the potential to have both quality and quantity of bucks using the property is high! With a large amount of easily manipulated, rolling open ground, brushy ditches, and two ponds serving as centrally located water sources, this property could prove to be an incredible blank slate hunting farm with the ability to customize however a habitat manager pleases. The late season hunting potential in particular is extremely high if crops are left standing to pull deer out of the nearby big timber bedding. On the income-producing front, this property does not lack either. With 64+/- of the 78+/- acres being in tillable, meaning over 80% of the property, is actively producing income with over half of the acreage averaging around 50 CSR2. Some of the acreage could be pulled out to strategically create bedding with native grasses, or left to maximize return on investment. The property will also make a suitable addition to a livestock operation, with sections ideal for grazing and water sources already on the property. Two-sided road access and two established access points means this property can be easily utilized for equipment and hunting purposes. This property is located just 3.5 +/- miles from Cincinnati and 9 +/- miles from Centerville. Places that can be so easily tailored for a number of different purposes in a number of different ways are hard to come by, so do not hesitate to get your hands on this incredible property! All showings are 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:6417999012).

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.

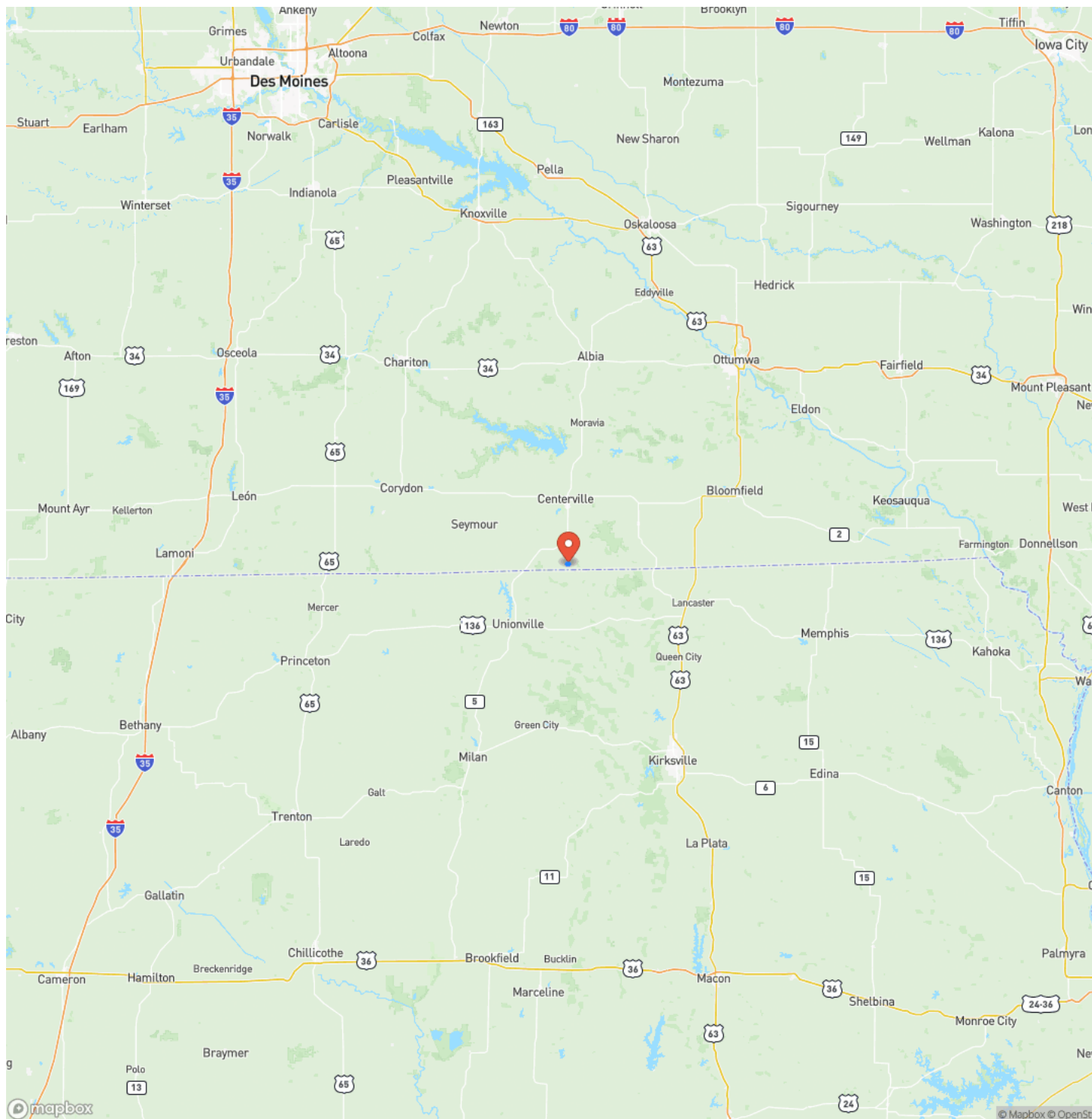
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Cincinnati, IA / Appanoose County



Locator Map



Locator Map



Satellite Map



Tine Row Farm
Cincinnati, IA / Appanoose County

LISTING REPRESENTATIVE

For more information contact:



Representative

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(309) 331-5767

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Address

18587 74th. St.

City / State / Zip

NOTES

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This image shows a full page of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



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.

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