



**Hawkeye  
Farm Mgmt &  
Real Estate**

## ***Southern Iowa Acreage w/ Hunting & Recreational Opportunities***

*18504 Whiskey Ridge, Ottumwa, IA 52501  
Wapello County, Iowa*

*\$550,000  
80 +/- Acres*

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# PROPERTY FEATURES

## **80 Acres of Prime Hunting Land**

Designed to grow, hold, and harvest trophy game.

## **Secluded Location**

Minimal road frontage, located in the heart of a large section.

## **3-Bedroom, 1.5-Bath Ranch-Style Home**

Well-cared-for with a full unfinished basement.

## **Newer 30x40 Outbuilding**

Perfect for equipment storage and a workshop with electricity and concrete flooring.

## **Heavy Timber and Open Agricultural Fields**

Currently utilized as wildlife food plots. 18 +/- acres over different fields – multiple options for a destination plot.

## **Established Trail System**

Provides great access to stand locations throughout the rolling terrain.

## **Water Sources**

Features a pond and a seasonal creek.

## **Few Enclosed Blinds in Place**

Ready-to-hunt setup for immediate use.

## **Proximity to Ottumwa and Monroe County**

Easy access to amenities and services.

## **Diverse Landscape**

Combination of productive agricultural land and rugged timber.

## **Ideal for Multiple Winds**

Excellent hunting conditions throughout the year.

## **Beautiful Views**

Overlooking rolling terrain and wildlife.

**58.24 Forest Reserve Acres, Annual Taxes \$1,983.42**



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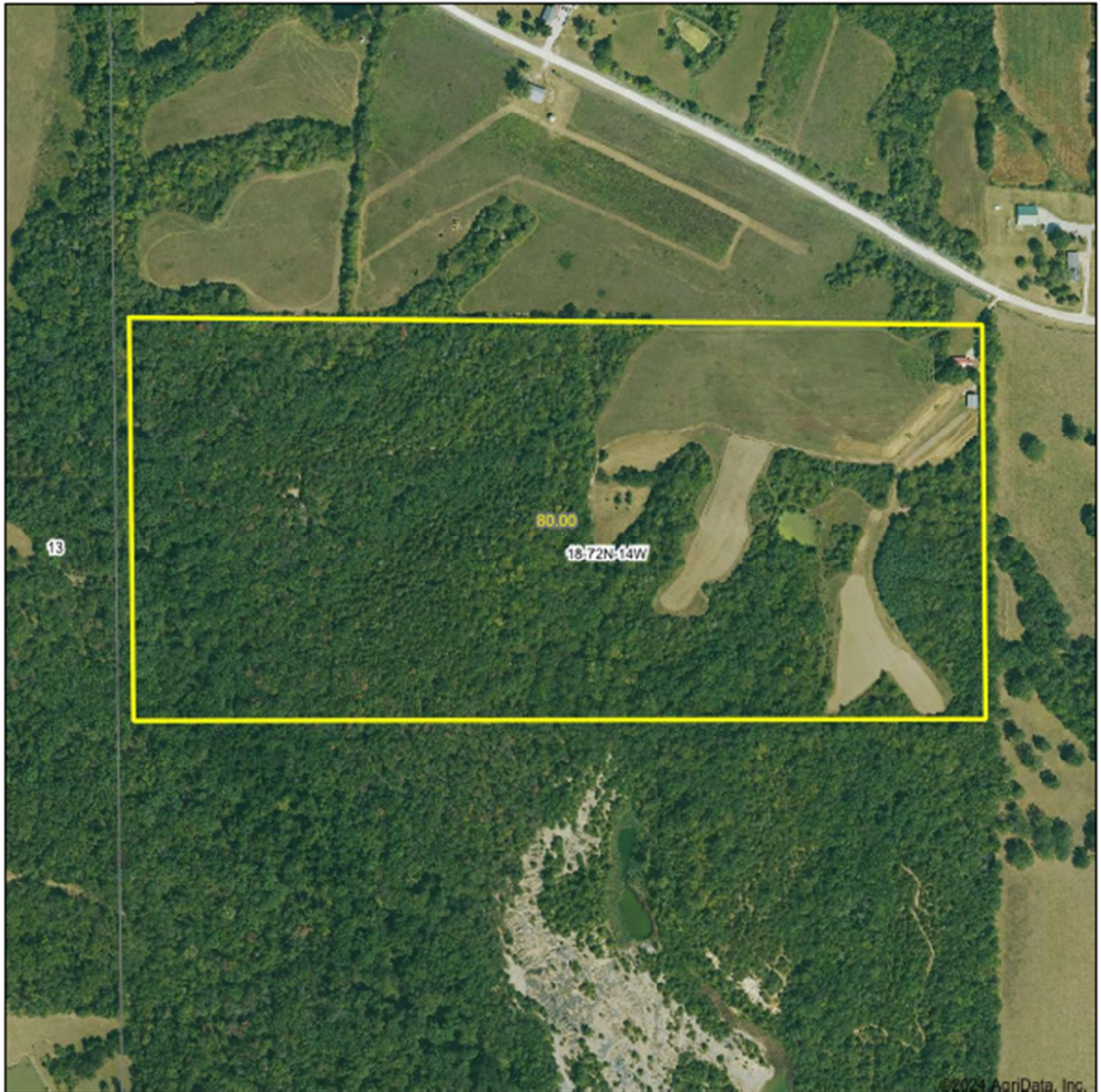


# PROPERTY MAP



**Hawkeye  
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## Aerial Map



**Hawkeye Farm Mgmt & Real Estate**



22 N Main, Rm 101 W Phone: 541-350-7796  
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Boundary Center: 41° 2' 10.4, -92° 31' 11.68

0ft 498ft 996ft

**18-72N-14W  
Wapello County  
Iowa**



Maps Provided By:



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# PROPERTY IMAGES



**Hawkeye  
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## Hawkeye Farm Mgmt & Real Estate

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"Serving Southern Iowa & Northern Missouri"

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For more maps, disclosures, and images  
please visit [www.UClowa.com](http://www.UClowa.com)

or

to set up a time to see this property contact  
Ryan Ammons or Nate Ammons!

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*Ryan Ammons*

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Realtor®

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