



Southwest Iowa Income Producing Combination Farm

Jaguar Ave & 170th St, Creston, IA 50801

**Hawkeye
Real Estate**

Price: \$4,037,950

Acres: 581+/-

Price/Acre: \$6,950



PROPERTY FEATURES

- 350.38 CRP Acres generating \$85,349 annually
- 6 ponds
- Additional 165.09 FSA acres generating \$12,730 annually
- Multiple access points for farming and recreational use
- Annual Taxes \$7,682

CONTACT US



**Hawkeye
Real Estate**

(641) 932-7796

Hawkeye@UCIowa.com

www.UCIowa.com

1010 S Clinton
Albia, IA 52531



Luke Nissen

Realtor ®

(712) 304-4827

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Licensed In Iowa

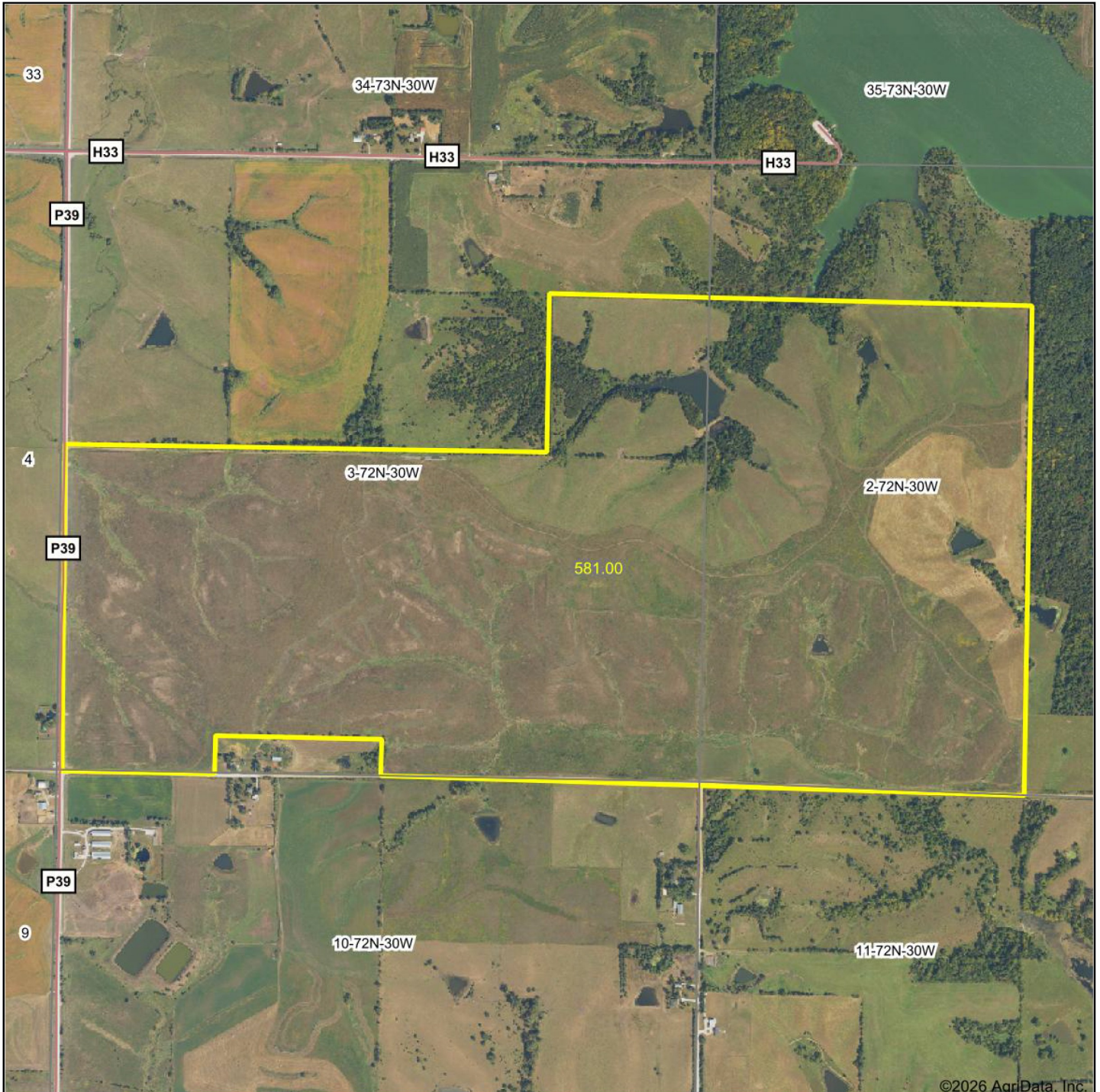
Ryan Ammons, Broker, Licensed in Iowa. Alan Ammons, Broker Associate, Licensed in Iowa & Missouri. All Agents Licensed in Iowa. The above information, although believed to be accurate, is not warranted or guaranteed by the owner, listing firm, or listing agent.

PROPERTY MAP



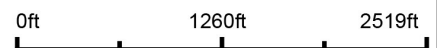
Hawkeye
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Aerial Map Boundary Lines Are Approximate



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Boundary Center: 41° 3' 44.69, -94° 17' 5.55



3-72N-30W
Union County
Iowa



Maps Provided By:



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