



Southeast Iowa Income Producing Combination Farm

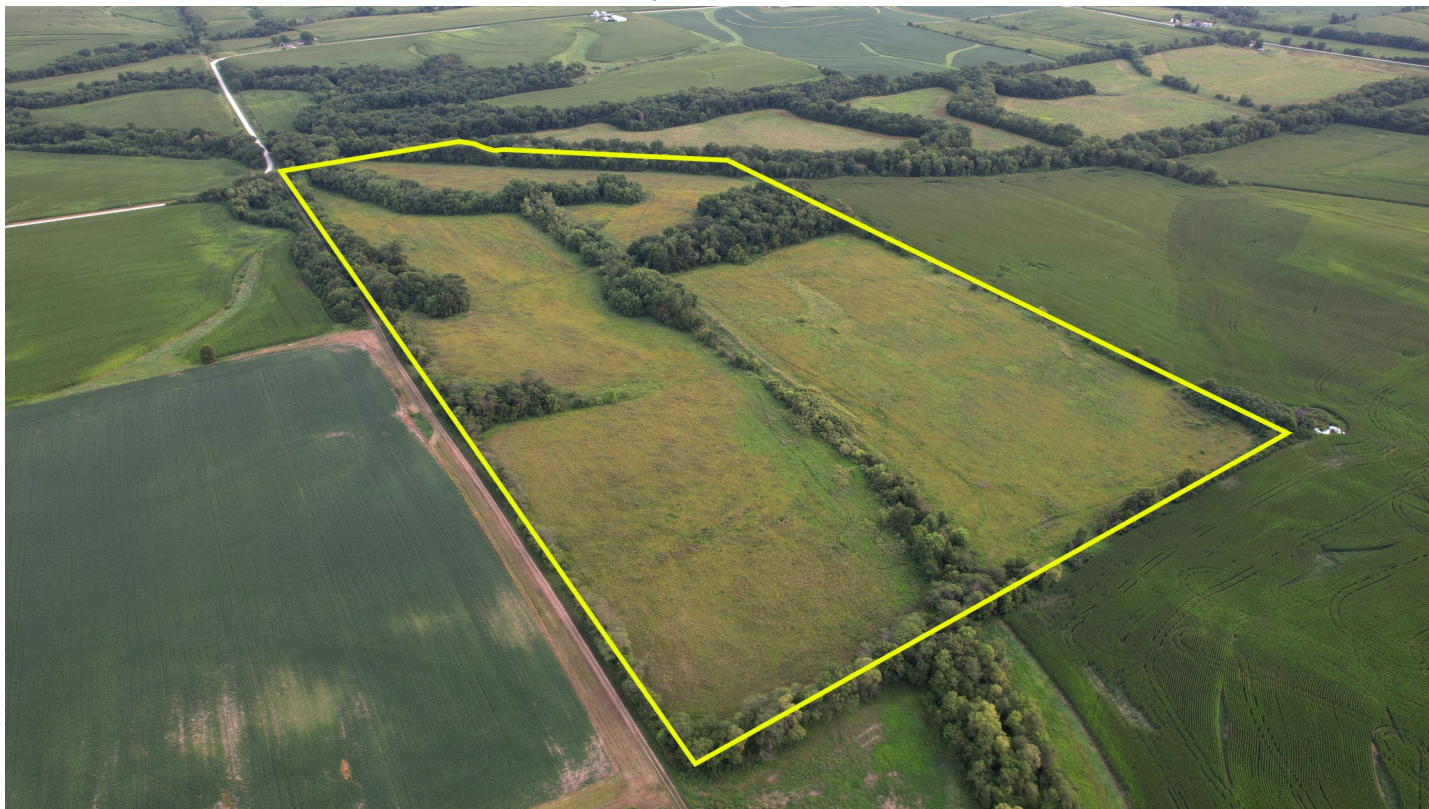
60th Avenue, Hedrick, Iowa 52563

**Hawkeye
Real Estate**

Price: \$584,960.00

Acres: 73.12+/-

Price/Acre: \$8,000



PROPERTY FEATURES

- 60.65 +/- Acres CRP Expiring 9/30/2026
- 67.4 CSR2 Average on Production Acres
- \$15,497 Annual CRP Income
- Whitetail Deer and Turkey Habitat along Cedar Creek
- 2 Tax Parcels | Annual Taxes \$1,814.00

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
Luke@uciowa.com
Licensed In Iowa

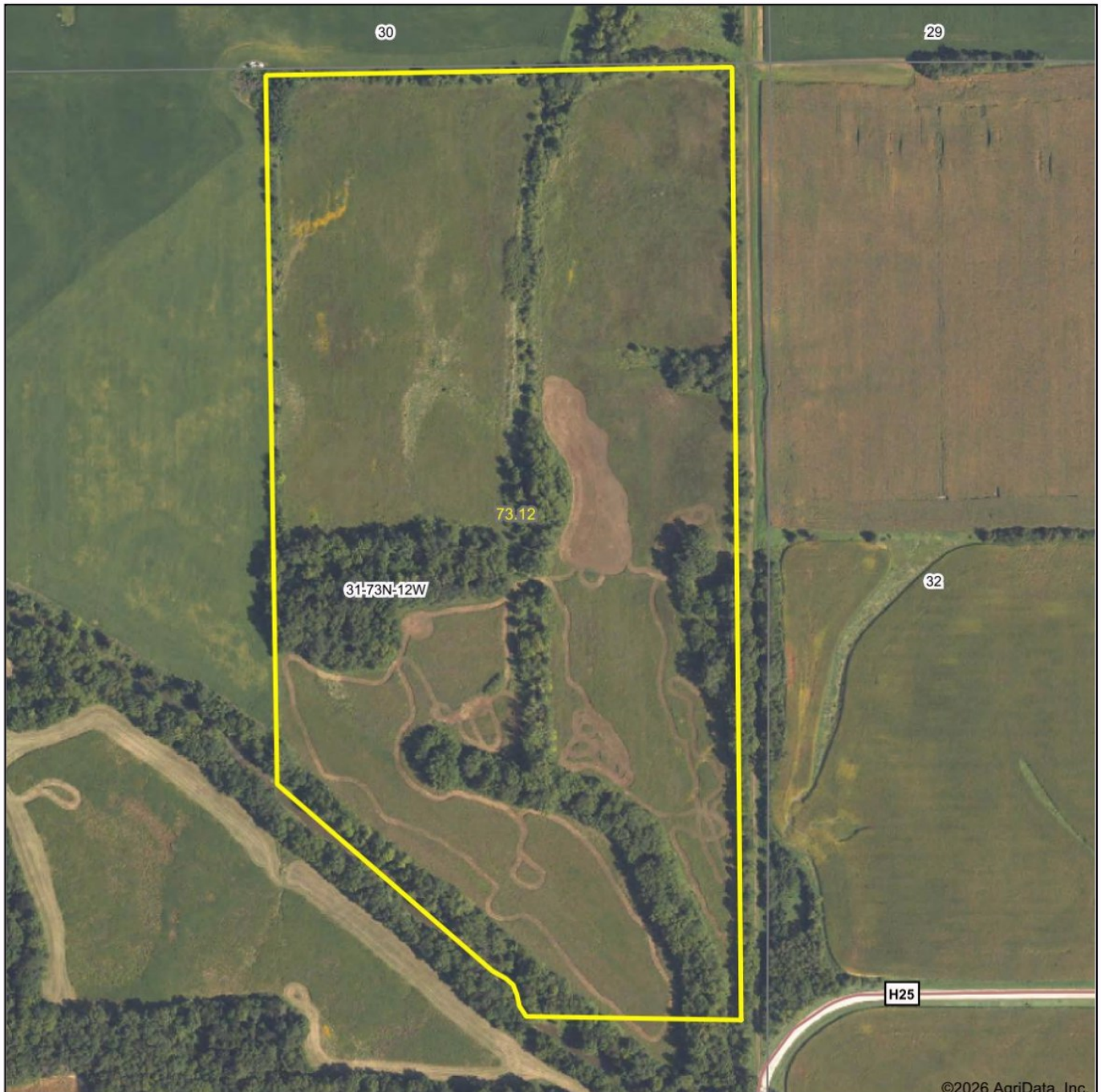
Ryan Ammons, Broker, Licensed in Iowa. Alan Ammons, Broker Associate, Licensed in Iowa & Missouri. All Agents Licensed in Iowa. The above information, although believed to be accurate, is not warranted or guaranteed by the owner, listing firm, or listing agent.

PROPERTY MAP



**Hawkeye
Real Estate**

Aerial Map



©2026 AgriData, Inc.



**Hawkeye
Real Estate**

Boundary Center: 41° 5' 12.33, -92° 16' 40.52

0ft 435ft 871ft

31-73N-12W
Wapello County
Iowa



Maps Provided By:
 surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com

7/23/2026