



# Hawkeye Farm Mgmt & Real Estate

## Marion County Combination Farm with Home

950 Virginia Street, Columbia, IA 50057

\$1,299,000

216 +/- Acres



### CONTACT US



Hawkeye Farm Mgmt & Real Estate

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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 DETAILS & PICTURES



**Hawkeye  
Farm Mgmt &  
Real Estate**

- Well Maintained and Established Combination Farm
- Turn-Key Opportunity - Quality Acreage with a Beautifully Remodeled Home
- 3 Bedrooms (1 Main Level, 2 Upper)
- 2 Bathrooms (Full Main Level, 3/4 Upper Level)
- Formal Dining Room
- 4 Seasons Nook with Laundry & Fireplace
- Elegant Kitchen with Stainless Steel Appliances, Granite Countertops, Custom Tile Backsplash & Maple Soft-Close Cabinets
- Hardwood & Tile Flooring
- 3/4 Tongue & Groove Wainscott / Wall Covering
- Located just off Paved Highway 14 - Multiple Access Points
- Top-Notch Grazing Conditions
- Separate Paddocks for Rotational Grazing & Timbered Pasture Opinions
- Cropland
- Ample Water - 3 Ponds (one with waterer) and Columbia Creek
- Functional Sorting Facilities & Fencing
- Mid American Energy Average Electric \$44
- 1,000 Gallon Propane Tank
- Septic System & Rural Water
- Annual Taxes \$4,584

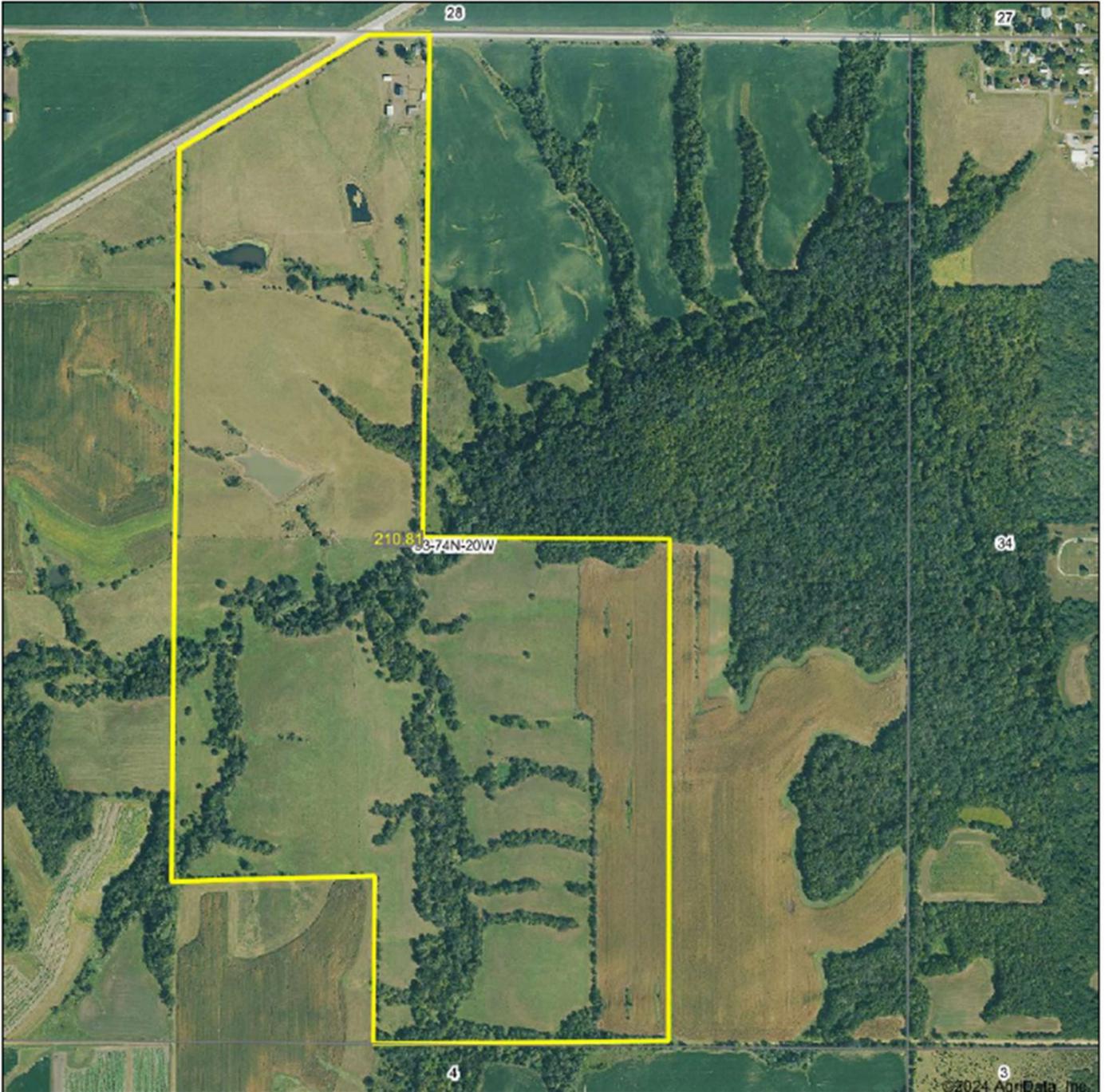


# PROPERTY MAP



**Hawkeye  
Farm Mgmt &  
Real Estate**

**Aerial Map**  
Boundary Lines Are Approximate



**Hawkeye Farm Mgmt & Real Estate**



Boundary Center: 41° 10' 5.64, -93° 9' 57.75

0ft 822ft 1644ft



**33-74N-20W**  
**Marion County**  
**Iowa**



10/29/2024