



**Hawkeye  
Farm Mgmt &  
Real Estate**

## ***Recreational Land***

*Monroe County, Iowa  
165th Street, Albia, IA 52531*

*90 +/- Acres*

*\$485,000*

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## PROPERTY DESCRIPTION

This 90 +/- Acre Monroe County, Iowa tract lies within an area known for excellent whitetail hunting on an annual basis and is ready for anyone to add their magic touch with food plots and new stand locations. The farm currently has 29.48 acres enrolled in the CP22 program paying \$2,588 per year which is set to expire 9/30/2031. These fenced off tree program acres in conjunction with the timbered draws drastically funnel wildlife movement throughout the entire farm presenting several incredible tree stand locations. Accessing the farm from its southern border ensures clean entry during those must hunt cold fronts with the predominant NW winds.

In the past, 49.96 certified FSA acres served as cattle pasture which are ready to be converted into food plot locations and cover with habitat improvements. A very scenic building location presents itself near the driveway of the property with utilities along the road frontage and a very short drive from HWY 5. This blank slate recreational farm is ready for anyone's personal touch to capitalize on harvesting trophy bucks that live in this immediate area.

## PROPERTY MAP





PROPERTY IMAGES







## 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  
Luke Nissen.

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*Luke Nissen*

**REALTOR**

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**LICENSED IN IOWA**

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The above information, although believed to be correct, is not warranted  
or guaranteed by the owner, listing firm, or listing agent.

