



**Hawkeye
Farm Mgmt &
Real Estate**

Iowa Hunting & Recreational Land For Sale With Attractive Home & Buildings

*2482 593rd Trail, Albia, IA 52531
Monroe County, IA*

*\$515,000
45 +/- Acres*



PROPERTY FEATURES

45 +/- Acres of Prime Hunting Land

In the heart of a top whitetail-producing area.

Exceptional Package Deal

This property offers a rare opportunity for a complete package deal with exceptional hunting potential and a beautiful rural Iowa living experience.

Secluded & Private Location

Private Lane and scenic views.

4-Bedroom, 2.5-Bath Ranch-Style Home

Well-Cared home with updates and functional buildings

Updated Utilities & Amenities

Geothermal heating - Newer Stainless Appliances

Newer 32x48 Outbuilding

Perfect for equipment storage and workshop with electric and concrete flooring.

Wildlife Abundance

Regular sightings of trophy whitetails and turkeys.

Minutes to Albia, Moravia, & Rathbun Lake

Easy access to amenities and services and additional recreation opportunities.

Diverse Landscape

Combination of timbered cover and rolling terrain.

Ideal for Hunting Winds & All Seasons

Excellent hunting conditions throughout the year.

Beautiful Views

Overlooking rolling terrain and wildlife.

Annual Taxes \$1,410



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PROPERTY MAP



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Aerial Map
Boundary Lines Are Approximate



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Hawkeye Farm Mgmt & Real Estate



22 N Main, Albia IA Phone: 621-933-7796
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On the web: www.agri.com
www.hawkeyefarm.com

Boundary Center: 40° 56' 50.35, -92° 53' 59.43

0ft 323ft 645ft

14-71N-18W
Monroe County
Iowa



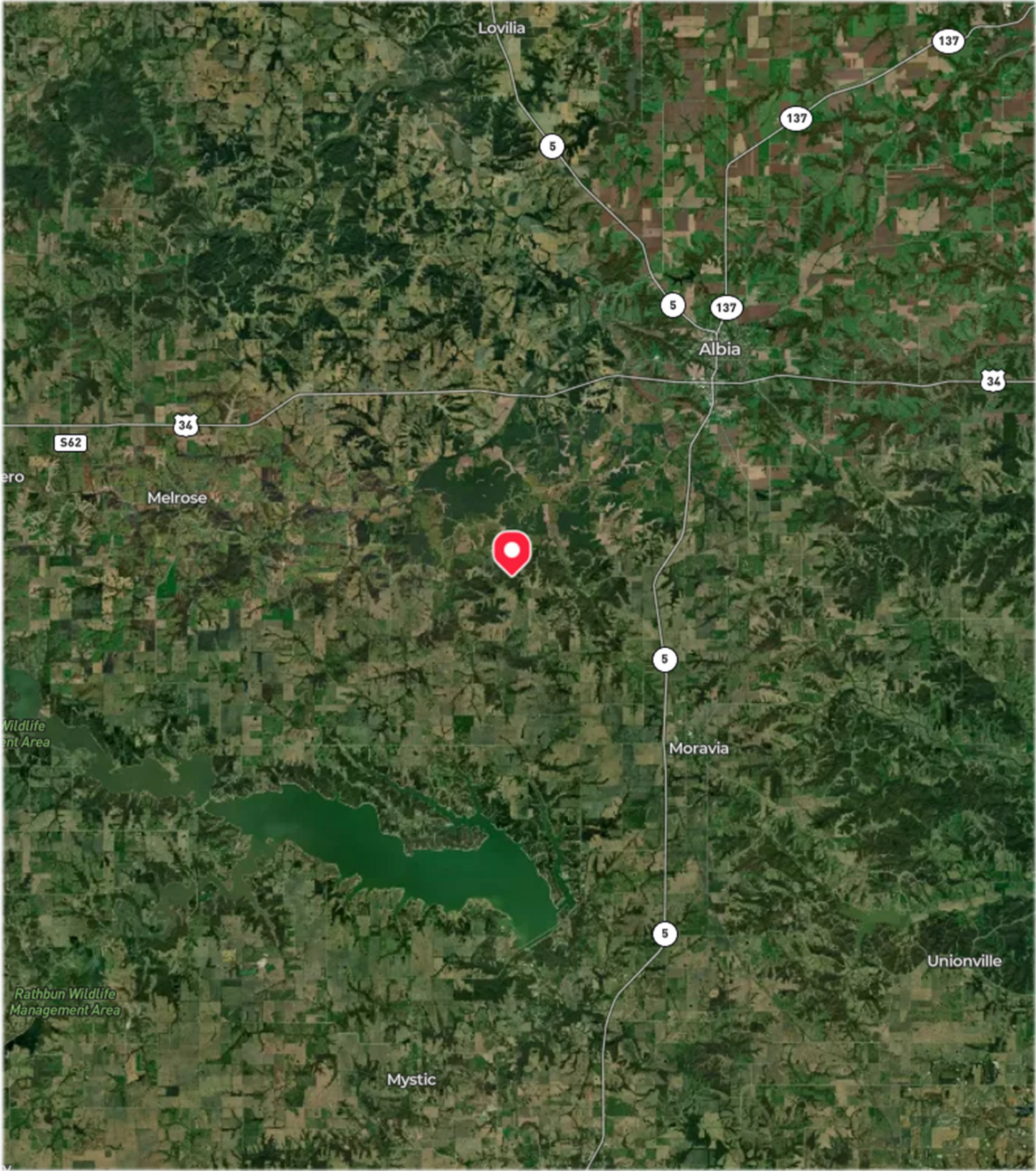
Maps Provided By:
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7/10/2024

LOCATION MAP



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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"

For more maps, disclosures, and images
please visit www.UClowa.com

or

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



Ryan Ammons

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Nate Ammons

Realtor®

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

