



# Trophy Hunting, Income & Building Site 576th Avenue, Albia, IA 52531

**Hawkeye  
Real Estate**

**Price:** \$999,600     **Acres:** 168+/-  
**Price/Acre:** \$5,950







## PROPERTY DETAILS

- Surrounded by large, contiguous landowners
- 101.98 acres in CRP, Annual Income \$18,898
- Timbered Draws, Native Grasses & Dense Cover
- Multiple Natural Travel Corridors
- Multiple Hunting Setups
- Excellent Home/Cabin Sites
- Annual Taxes \$1,488

## CONTACT US



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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.

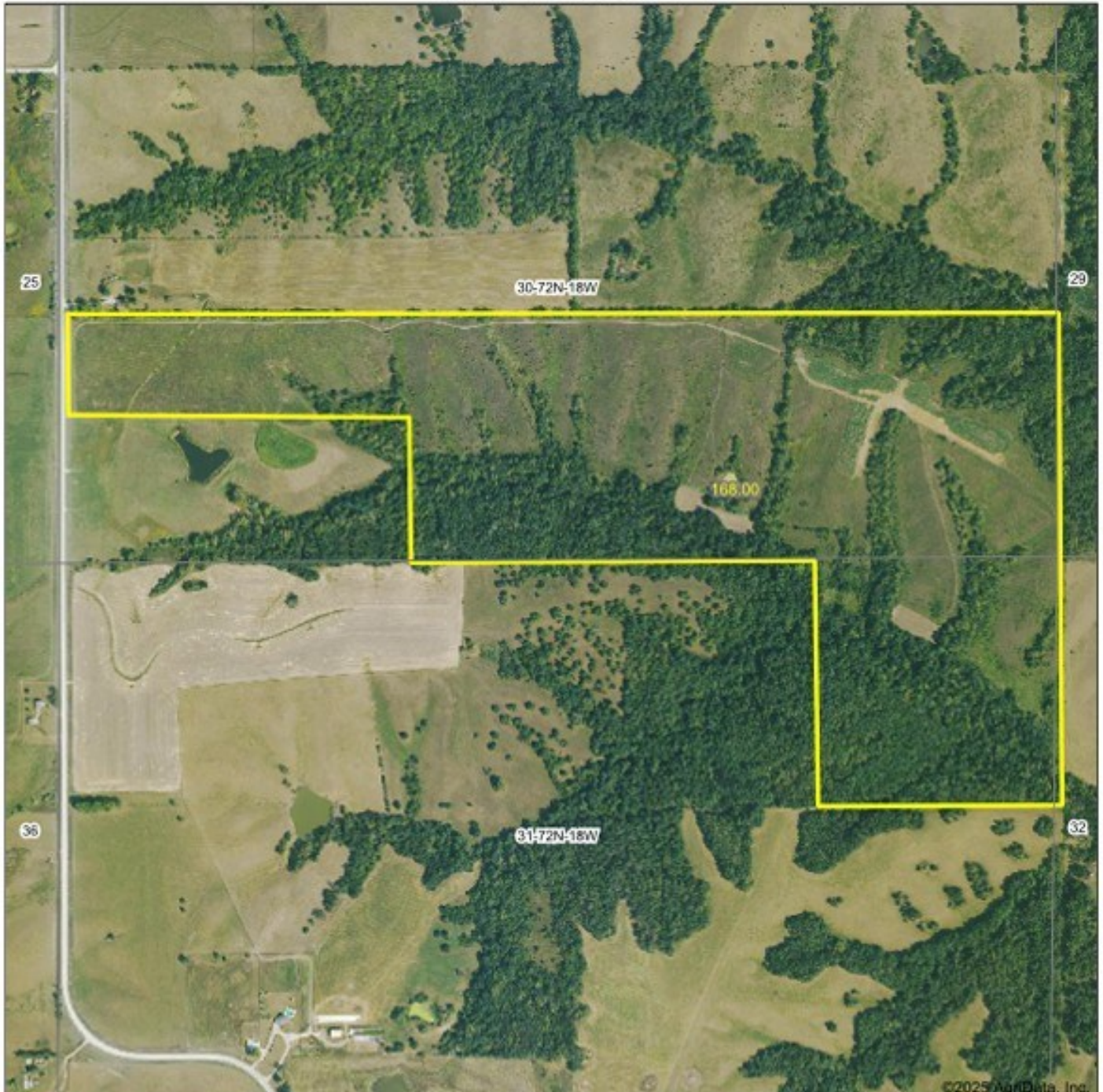
# PROPERTY MAP



Hawkeye  
Real Estate

## Aerial Map

\*Boundary Lines are Approximate\*

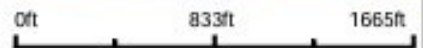


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Boundary Center: 41° 0' 3.37, -92° 58' 26.36



**30-72N-18W**  
**Monroe County**  
**Iowa**



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