



## Mahaska County Income Producing Hunting Land

Ashland Avenue, Bussey, IA 50044

**Hawkeye  
Real Estate**

**Price:** \$785,900  
**Price / Acre:** \$5,800

**Acres:** 135.5+/-



### PROPERTY DETAILS

- 68.9 CRP Acres Earning \$14,516 Annually Through 2027 & 2030
- Multiple Food Plots: Beans, Clover, Greens
- Hardwood Timber, Brush & Cedar Thickets
- Pond & Live Stream in Southwest Corner
- Abundant Wildlife: Whitetail Deer, Turkey & Upland Birds
- Located 2 Miles From Bussey & Less Than 90 Minutes From Des Moines
- Annual Taxes \$2,826

### CONTACT US



 (641) 932-7796  
 [Hawkeye@UCIowa.com](mailto:Hawkeye@UCIowa.com)  
 [www.UCIowa.com](http://www.UCIowa.com)  
 1010 S Clinton, Albia, IA 52531



**STEVE HANSON**  
**Realtor®**  
(641) 799-2449  
[IowaSCH@Gmail.com](mailto:IowaSCH@Gmail.com)

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.

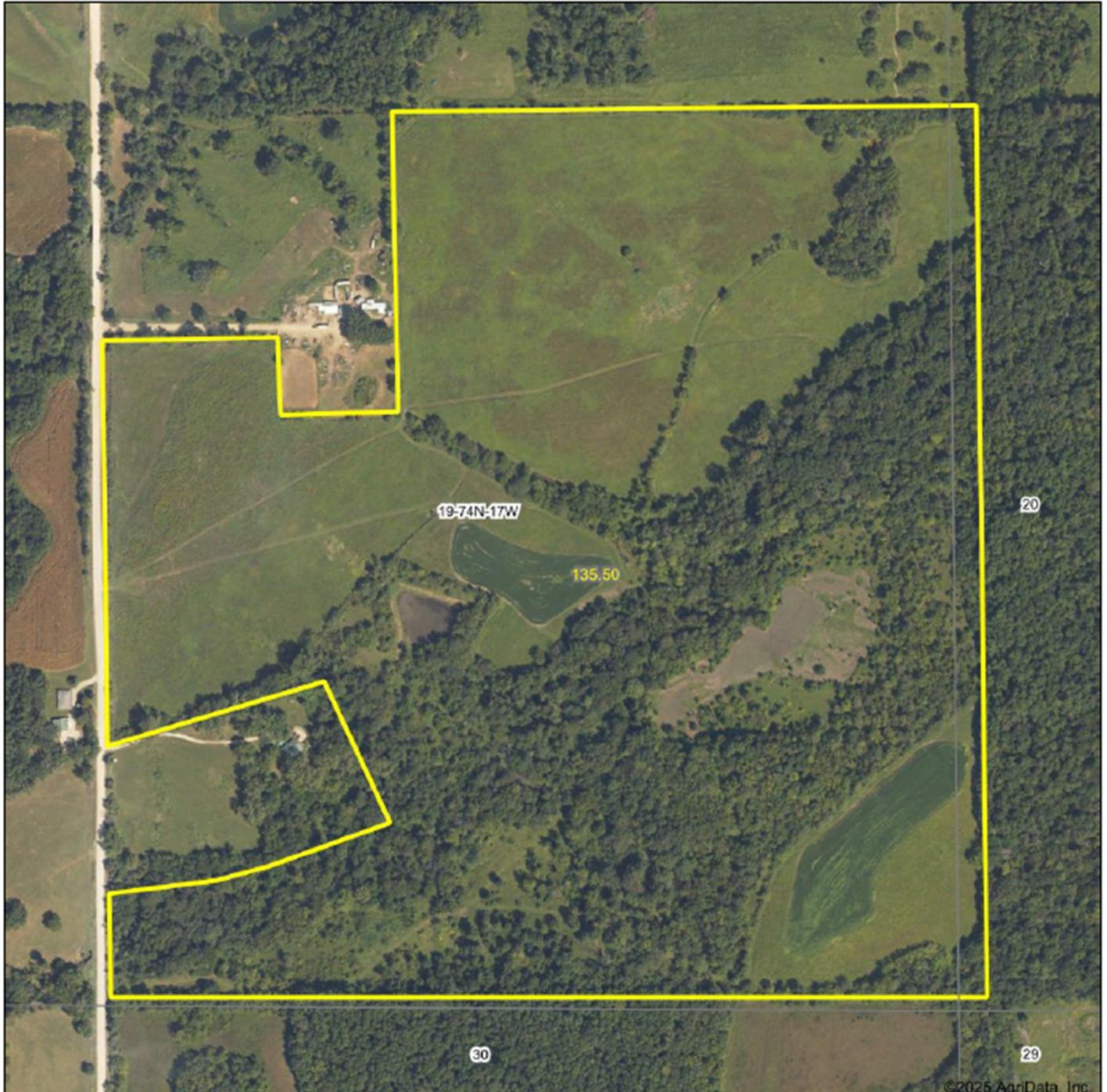


# PROPERTY MAP



Hawkeye  
Real Estate

**Aerial Map**  
Boundary Lines Are Approximate



Hawkeye  
Real Estate

Boundary Center: 41° 11' 37.43, -92° 51' 20.39

0ft 466ft 933ft



**19-74N-17W**  
**Mahaska County**  
**Iowa**



12/8/2025