

Hunt, Fish, Boat, Camp, Hike, Relax, Build



\$29,900

5028 275th Ln, Melrose

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GENERAL INFORMATION

Acres 5 ac m/l
Topography Level to Rolling
Taxes \$50 (2015/16 payable) approx.
School District: Albia Community
Subject to survey

RECREATIONAL OPPORTUNITIES

Whitetail Deer **Turkey**
Hiking **Secluded**
Thick Timber **Hunting**

This one of a kind 5 acres m/l for sale Monroe County, IA, is only ¼ mile to the boat ramp on Rathbun Lake. Whether you enjoy **fishing, hunting, boating, camping, hiking** or just **getting away** from it all; this tract has everything you want. This Southern Iowa property also offers a future home/cabin **building site** with utilities at the road. Adjacent to **Rathbun Wildlife Management Area** you will have access to hundreds of acres of trophy whitetail and turkey hunting that Southern Iowa is known for. This **secluded** property will make a great headquarters for anyone looking for a peaceful get away and opportunity to enjoy all that the Rathbun Lake area has to offer. Contact Jason Lowry @ 6415211160 or jason@uciowa.com.

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



**Hawkeye
Farm Mgmt &
Real Estate**

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"Serving Southern Iowa & Northern Missouri"



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LEGAL:

Located in the SW $\frac{1}{4}$ of
the SW $\frac{1}{4}$ of Sec. 31,
Township
71N, Range 19W in
Monroe Co., IA.
Exact legal to come from
abstract after survey.

DIRECTIONS:

From Moravia take Hwy J18 west 10 miles, continue west & north on Hwy S70 approx. 3 miles, turn left on 270th St. & continue west 2 miles, turn left onto 500th Ave & go south $\frac{3}{4}$ mile, turn left onto 275th Lane & go approx. 1/10 mile east; you will arrive at the property on your right.

From Melrose take Hwy S70 south approx. 4.5 miles, turn right onto 270th St; go west 2 miles, turn left onto 500th Ave & go south $\frac{3}{4}$ mile, turn left onto 275th Lane approx. 1/10 mile east & you will arrive at the property on your right.

