

# 76 ac, 1676 620<sup>th</sup> Ave, Albia



## GENERAL INFORMATION

Sale Acres 76 ac  
Crop/Pasture Acres 52.70 ac (per FSA)  
Topography Gently Rolling  
Taxes \$5174/year (2014/15)  
School District: Albia Community

## BUILDINGS

Garages \*2 car attached-dry walled  
& insulated  
\*3 car detached, 30x40 with  
concrete, electric & loft for  
storage  
Shed 32x54 Storage shed

## UTILITIES

Chariton Valley Elec \$152/month  
Rathbun Rural Water  
LP Gas, leased from Ferrellgas-500 Gal Tank  
Septic-1250 gal, new in 2005



## FSA

Crop Ac 38 ac  
CSR2 on Crop Ac 45.9

## HOUSE

4 BD, 3½ BA, Built in 2005  
Main 2048 sf, Basement 2048 sf (partially finished)  
Custom built Birch kitchen with island  
Gas FP with direct vent  
Central Vac, Main floor Laundry, Security System

## RECREATIONAL OPPORTUNITIES

Whitetail Deer  
Turkey  
Fishing-7/8 ac pond. 12' depth

# \$460,000

This property also available with house & 5 ac-  
contact agent for more details.

# Hawkeye Farm Mgmt & Real Estate



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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.





Located north of Albia  
intersection Hwy 5 & 137:  
travel north on Hwy 5, 1 mile to  
170th St...Hiteman Hwy...(turn  
west at Monroe Co  
Fairgrounds), continue west 2  
miles to 620th Ave, turn north  
approx. 1/2 mile to property on  
the right.



**Debbie Judge**

Broker Associate



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