

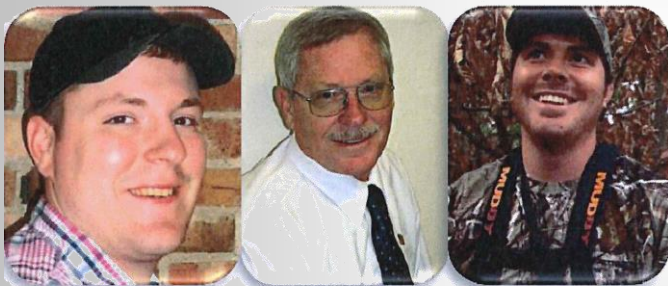
55± ac - Desirable Hunting
Recreational Property
5783 190th Ln, Albia 52555

\$137,500

\$2500/ac

- Actl. 6.1 ac CRP @ \$ 89/ac, thru 2024, \$ 544
- Est. 16.4 ac CRP @ \$146/ac, thru 2024, \$2395
- Est. 17.5 ac CRP @ \$ 79/ac. thru 2017, \$1385
- Est. 40 ac CRP Total \$4324

- 2 Ponds & 1 Creek
- Est. Taxes: \$592
(taxes to be determined by survey)
- MLS# 16644



THE "AMMONS" FAMILY

Ryan-641.777.2955 Alan-641.777.6927 Nate-641.777.2861
ryan@uciowa.com alan@uciowa.com nate@uciowa.com

www.uciowa.com
www.iowawhitetailfarms.com



United
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Real Estate

**Hawkeye Farm
Mgmt & Real Estate**

22 N Main, Albia, IA 52531 641-932-7796

Email: hawkeye@uciowa.com

www.uciowa.com
www.iowawhitetailfarms.com

Located just north of Georgetown, IA! 1000's of highly managed QDM acres in immediate area make this a desired location for knowledgeable Iowa whitetail and turkey hunters. This secluded small parcel is a good mix of rolling CRP ridges, modest row crop acres, grassy/brushy waterways and wooly creek bottom with timbered side hills. Farm is bordered by some heavy timber on several sides. The farm awaits your establishment of food plots and possibly some native grass introduced into the CRP. Two ponds were stocked but not been fished recently.



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

