



Hawkeye Farm Mgmt & Real Estate

131 acres \pm Rec & Income Property
1931 555th Trail, Albia, Iowa

\$353,700
\$2700/ac



131 acres of highly sought after...heavy QDM area...that has drawn numerous whitetail growers & hunters from across the country. Features include secluded bedding areas, numerous food plot options, cropland, timbered side hills and top whitetail genetics. Great turkey country as well. 55 acres alfalfa/hay to be converted to row crop and rented for 2014 at \$165/ac totaling \$9075. Open acres provide perfect combination of open rolling grass/hay/crop ridges and bottom crop land with ditches and draws creating natural funnels throughout the farm. One mile of new perimeter fence in last year.



INCOME

*55 row crop acres,
\$165/ac
Potential \$9075/yr
CSR2 = 51

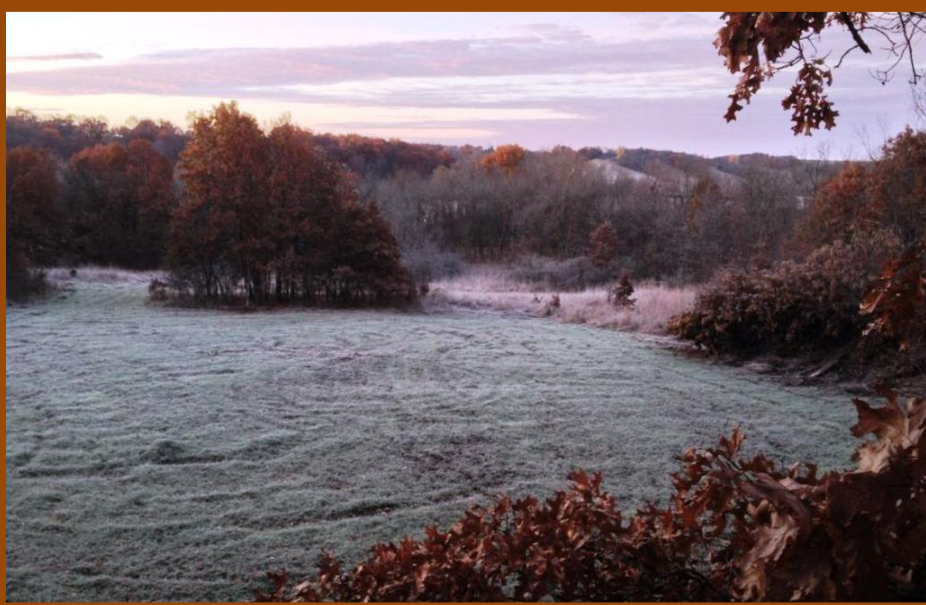


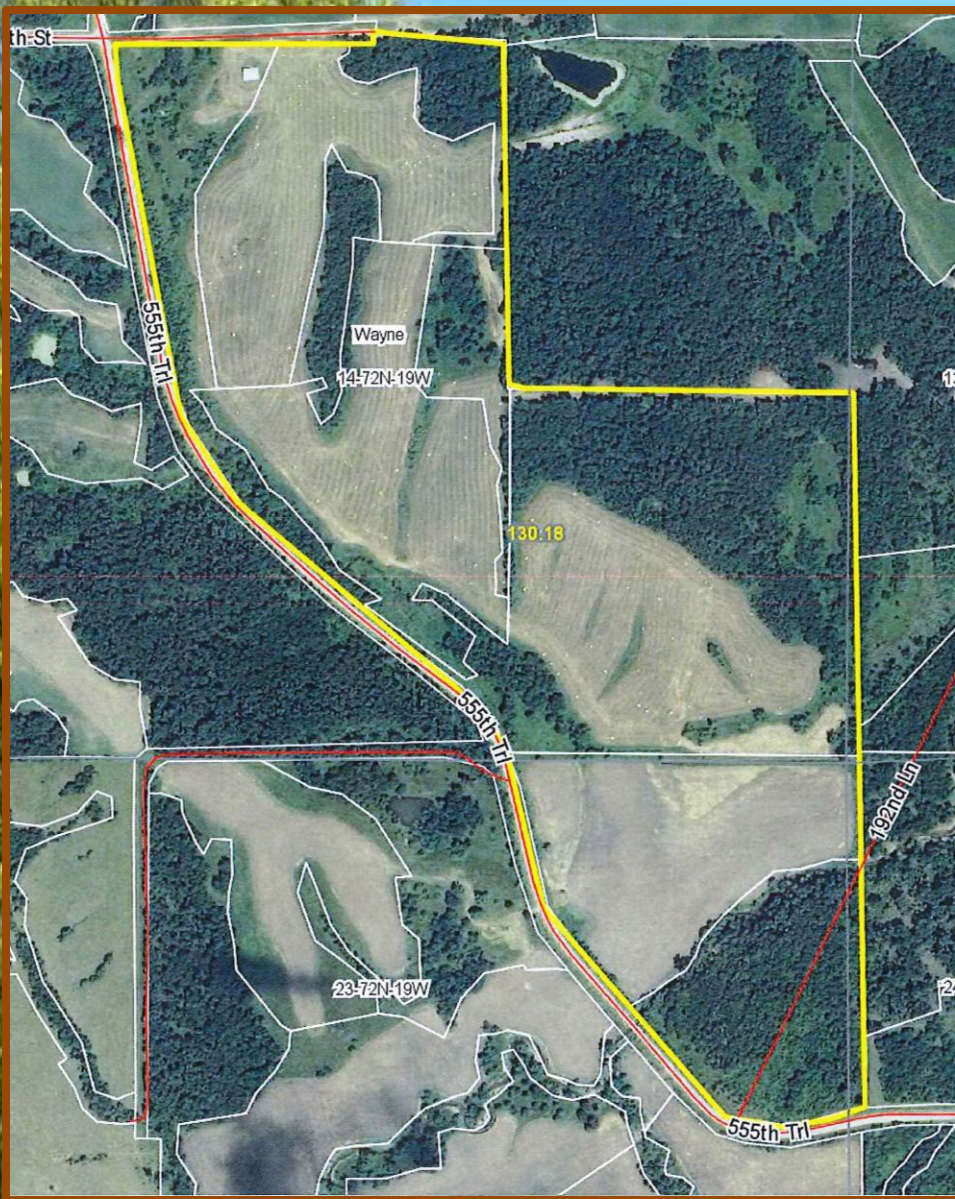
Steve Hanson

Realtor®

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Directions: From intersection Hwy 34 and Hwy 68 1 mile N of Melrose; go E 4 miles on Hwy 34; Go N (left) 2 miles on gravel road 555th Trail and farm lays on Left side of road.

Legal:

Section 14 & 23, T72N, R19W, Monroe County, Iowa

