



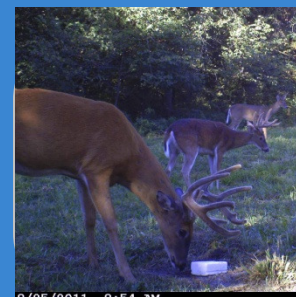
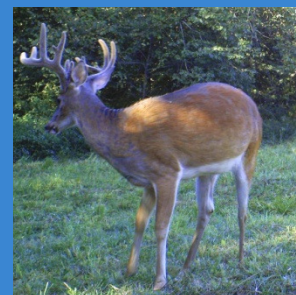
## Hawkeye Farm Mgmt & Real Estate

22 N Main St, Albia, IA 52531

Office: 641-932-7796 Fax: 641-932-5076

See on the web: [www.hawkeye-re.com/albia](http://www.hawkeye-re.com/albia)

# Proven Deer & Turkey Producer!



## 201 ac (m/l) 560<sup>th</sup> Ave, Monroe County

**201** net tax **ac**. Combination **ROW CROP**, **CRP**, **TIMBER/RECREATION**, old **BUILDING SITE** and **2 PONDS**.

Creek travels the length of farm and offers secluded access to most stand sites. Narrow, open, rolling ridges of prairie grass & hay lead down to small bottoms & provide superb turkey strutting areas or potential food plot sites. Nice pond toward the front provides great fishing with big bass, bullheads & crappie.

*Owners have managed the property for seven years & have harvested three 170 class deer among others during their ownership.*

**\$472,350**    \$2350/ac



**Alan E Ammons**  
Broker Associate/Farm Manager  
641-777-2597  
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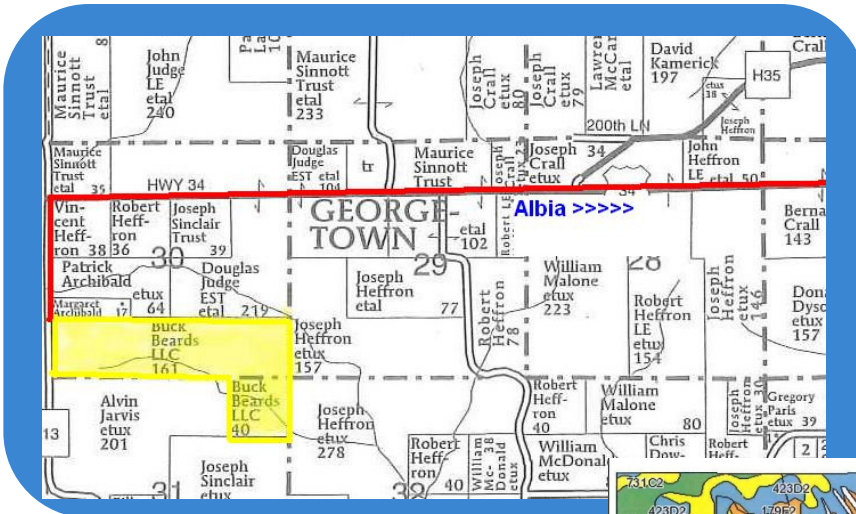


**Nate Ammons**  
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The above information, although believed to be correct, is not warranted or guaranteed by the owner, listing firm or listing agent.



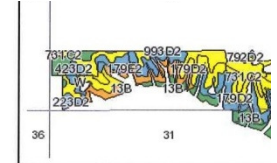


## Directions

From intersection Hwy 34 & 5 in S Albia: W on Hwy 34 for 9 mi to 560<sup>th</sup> Ave; S on 560<sup>th</sup> Ave ½ mile; property starts on east side of road with ¼ mile of road frontage.

## Legal

SWSW, SESW, SWSE & SESE of Sec 30; & NENE Sec 31; all in T72N, R18W (Guilford Twp) Monroe Co.



State: Iowa  
County: Monroe  
Location: 030-072N-018W  
Township: Guilford  
Acres: 120.7  
Date: 1/23/2012

- Crop Acres: 120.5 per FSA, includes 83.2 ac in CRP to 9/2013, \$5777/annual pmt
- FSA Farm #3054  
Corn Base 37.3, yield 84
- Taxes \$1368 (2011/12 payable)
- 2 Ponds-1 stocked with big bass, bullheads & crappie
- Older outbuildings of modest value
- Topography: Open, partially wooded, level to rolling
- Electric & Rural Water at road
- Albia School District
- \$2350/ac

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	24.7	20.5%		Ive	43
731C2	Pershing silty clay loam, 5 to 9 percent slopes, moderately eroded	23.5	19.5%		Ille	45
179F2	Gara loam, 18 to 25 percent slopes, moderately eroded	17.5	14.5%		Vile	13
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	12.5	10.4%		Vile	33
423D2	Bucknell silty clay loam, 9 to 14 percent slopes, moderately eroded	9.6	8.0%		Ive	13
13B	Olmitz-Colo-Vesser complex, 2 to 5 percent slopes	8.1	6.7%		Ile	60
993D2	Gara-Armstrong loams, 9 to 14 percent slopes, moderately eroded	6.8	5.6%		Ive	20
131B	Pershing silt loam, 2 to 5 percent slopes	5.8	4.8%		Ille	67
54+	Zook silt loam, overwash, 0 to 2 percent slopes	5.8	4.8%		Ilw	70
131C	Pershing silt loam, 5 to 9 percent slopes	3	2.5%		Ille	49
223D2	Rinda silty clay loam, 9 to 14 percent slopes, moderately eroded	2.6	2.2%		Ive	9
792D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	0.4	0.3%		Ive	13
W	Water	0.3	0.2%			0
65G	Lindley loam, 18 to 40 percent slopes	0.1	0.1%		Vile	5
Weighted Average						37.1

