

Hawkeye Farm Mgmt & Real Estate



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163 acre Hunt / Income Farm – 189th St, Albia



Turnkey 163 acre hunting/income farm in Monroe County close to Albia

I have been fortunate to be involved in this farm for the last 3 years and have helped transform this farm from a diamond in the rough to a true world class hunting farm with great income.

One of the advantages of this farm is the unbelievably thick cover. The cover consists of dense stands of cedars, hedge trees and oak timber ridges on the south side. The owner has spared no expense in creating access to all parts of the farm so that it can be hunted in any wind without compromising any of the secure bedding areas. The railroad tracks that transect the farm also include 2 deeded private crossings and great access to travel east and west to stand sites.

The other crucial ingredient to hold and hunt mature deer is ample food. In the center of the farm we added 2.5-3 acre destination food plot surrounded by thick cover as well as 2 new small "harvest plots" designed for specific wind direction.

Another great improvement is the two crop fields near the road being accepted into CRP. This will add tall native prairie grass for screening as well as forbes and clovers to add early spring food source. The CRP has an annual payment of \$257.93 on 31.81 acres for a annual payment of \$8205.00.

The proof of the management working on this farm is the number of same mature bucks we have each year. There are many more trail cam pics than the ones included which I would be happy to share upon showing the farm.

Included in the sale are 10 stands and a 5x6 shadow hunter blind.

\$440,100
\$2700/ac



Steve Hanson
Realtor® / Outfitter

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For a "flyover" of this impressive property, check out this YouTube Video:
<https://m.youtube.com/watch?v=PElu4WQoDB8&feature=youtu.be>

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



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Directions:

1½ mi west of Albia's
Historic Square on old
Hwy 34. Property on
north side of road
across from Quality
Ag.

