

# FOR SALE: 52Acres M/L Monroe County, Iowa

515th Ave, Melrose

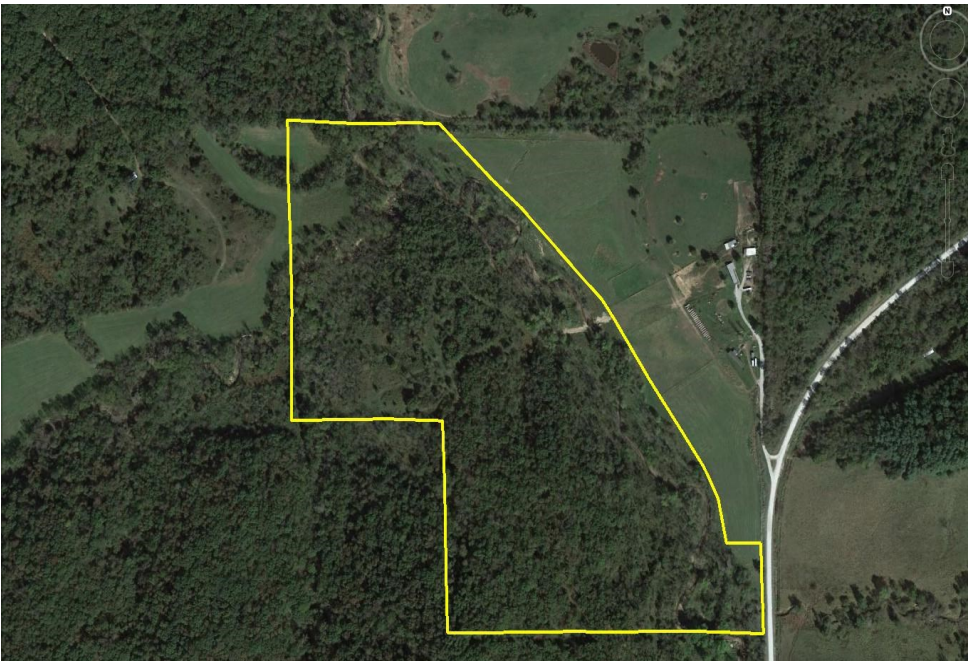
This area is known for producing giant Iowa whitetail and offers abundant turkey population, among other wild game. Trails meander thru the heavily timbered ridges, rolling hills and bottom land offering access to stand sites as well as game trails with multiple ambush points. This secluded land offers scenic views of the mixed mature hardwood stands across the property.

The owner of this property can take advantage of hundreds of acres of Stephens State Forest, which has limited public access in this area. This Iowa hunting property also has potential food plot areas that are a must for the future owner. With the heavy Iowa whitetail traffic throughout this farm; the addition of food will tie everything together and put the odds heavily in favor of the next owner for harvesting an Iowa giant.

The Sage Creek cuts thru the east edge of this property, offering a source of water for area wildlife as well as a great travel corridor. This area offers thousands of acres of heavy cover and terrain, conducive to growing & holding a quality wildlife herd and offers all the great things that Iowa hunting land is known for.

Taxes  
Subject to Survey

**\$156,000**  
\$3000/Acre



## Directions

From Albia:

Head West on 34 From Albia, Follow 13.9 miles , Turn Right on 515th Ave Follow 7 miles, Property on the left before 520th In.

## Contact:

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Licensed in Iowa

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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.



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