

152 ac 6986 219 Trl, Albia



GENERAL INFORMATION

Number Sale Acres 152 ac
Forest Reserve 102ac
Crop Land 16 ac
Topography Level to Steeply Rolling,
 Heavily Wooded
Taxes \$1228/year (2016/17)
School District: Albia Community

FSA

Farm# 3487

BUILDINGS

House 2 Bed 2 Story Cabin
Garage 30'x60' Steel Utility Bldg.

UTILITIES

LP Gas
Chariton Valley Electric
Water
Septic



Features

Trophy Iowa
Whitetail
Intensely Managed
Neighborhood
Proven History

Includes

1 Ground Blind

\$467,400 \$3075/ac

Food Plots

Trails

Ponds



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

Hawkeye Farm Mgmt & Real Estate



22 N Main, Albia IA Phone: 641-932-7796
Email: hawkeye@uciowa.com
On the web: www.uciowa.com;
www.iowawhitetailfarms.com



Ryan-641.777.2955
ryan@uciowa.com

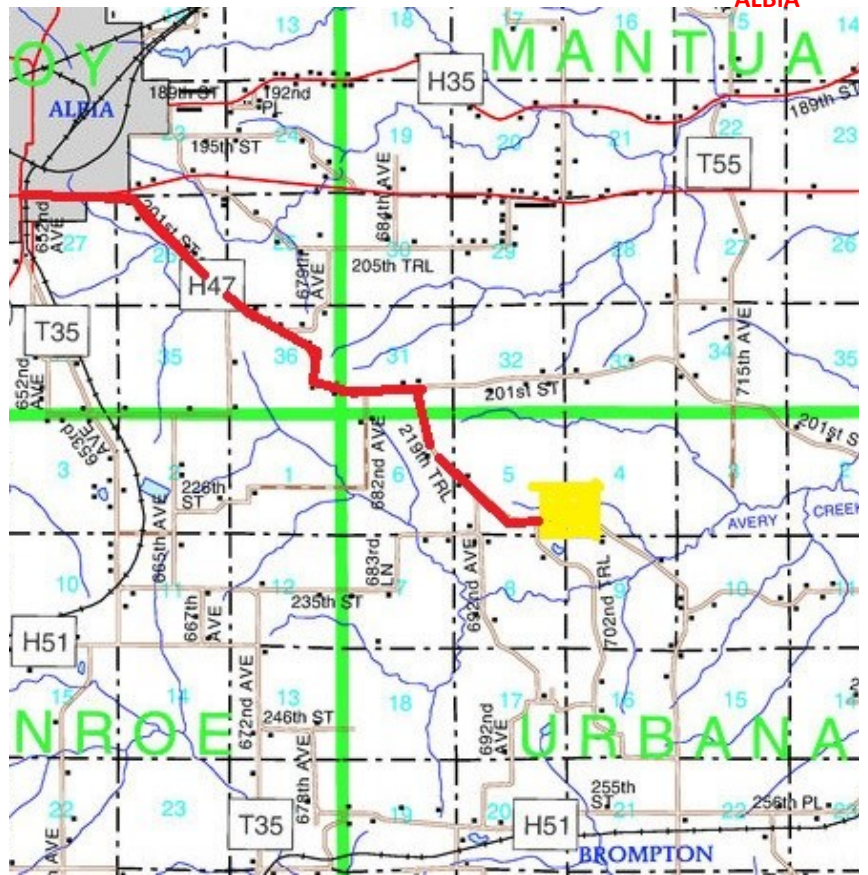
Alan-641.777.6927
alan@uciowa.com

Nate-641.777.2861
nate@uciowa.com

www.uciowa.com
www.iowawhitetailfarms.com

Directions:

East On Hwy 34 Turn right on 201st Street, Follow 201 (H47) 3.4 Miles to 219th Trail, Turn right on to 219th Drive 1.9 miles House will be on the right and Timber acres on the Left.



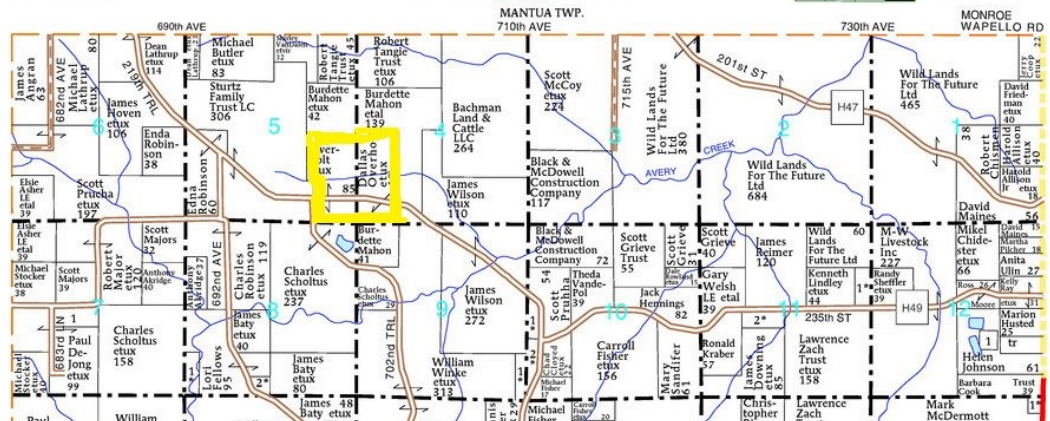
Drone Picture of Southern Portion of the Property.



T-71-N

URBANA PLAT

R-16-W



**Hawkeye Farm
Mgmt & Real Estate**