



Hawkeye Farm  
Mgmt & Real Estate

**TROPHY WHITETAIL  
HUNTING**

**TURKEY AND SMALL  
GAME**

**TOP END GENETICS**

**DIVERSE TERRAIN  
AND HABITAT**

**CROP, HAY, AND  
TIMBER**

**HOME, GARAGE, AND  
MORTON BUILDING**

**MULTIPLE ACCESS  
POINTS**

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**United Country Hawkeye  
Farm Mgmt. & Real Estate**

1010 S. Clinton | Albia, IA 52531

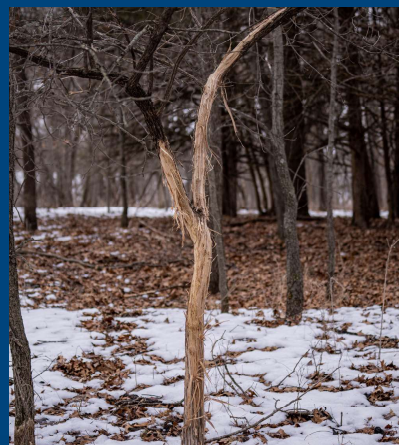
Alan Ammons-Broker

All Agents Licensed in the state of Iowa

# LAND FOR SALE

## 607+/- ACRES

### MONROE COUNTY, IA



## TURN-KEY IOWA HUNTING AND RECREATIONAL PROPERTY



**HAWKEYE  
FARM MGMT &  
REAL ESTATE**



**MORTON BUILDING | PAVED ACCESS | BIN | BUILDING SITES  
607+/- ACRES INCLUDING HOME WITH ATTACHED 30' X 30' GARAGE**

**Located in one of the top producing whitetail counties in the Midwest, likely the country, this Monroe County, Iowa hunting property represents the best of the best when it comes to whitetail hunting and recreational properties.**

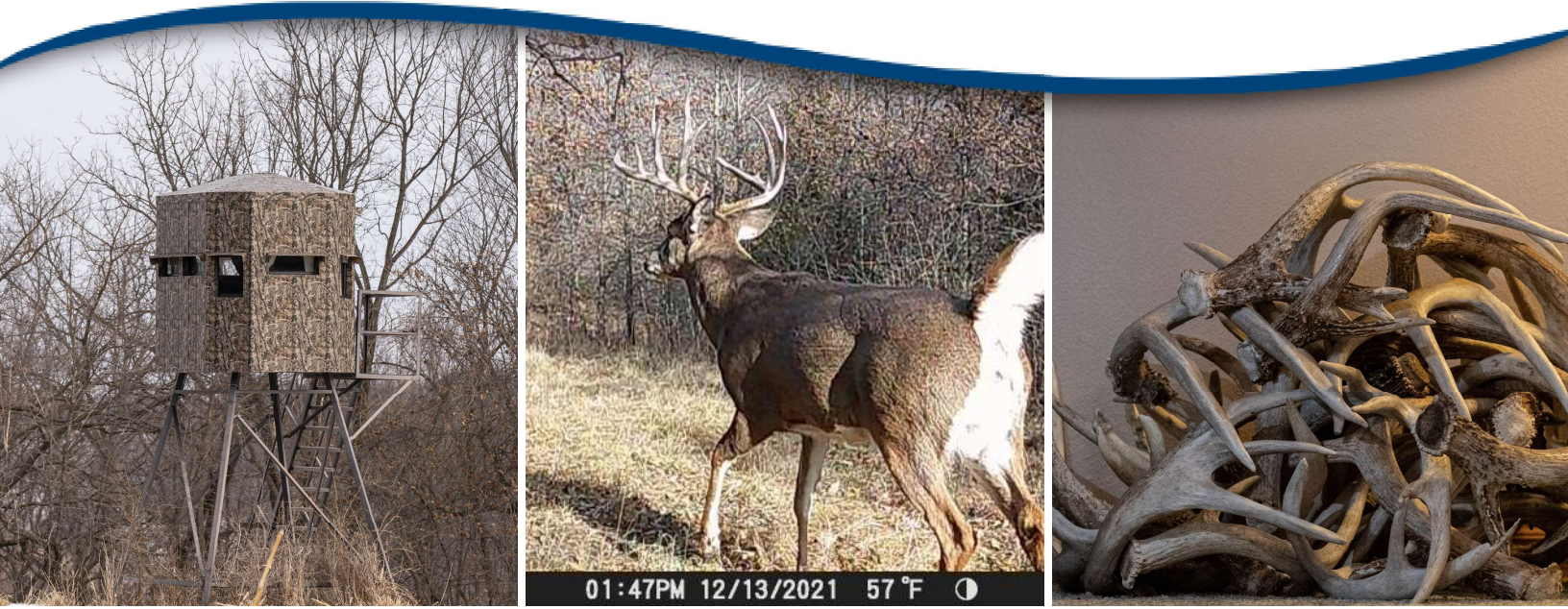
Contiguous properties of this caliber in southern Iowa very rarely come available and could take decades to piece together starting from scratch. This elite 607+/- acres shows care and maintenance over the last 15 years with development of habitat, quality management practices and regular stewardship & conservation practices.

The diverse and rugged terrain lays the canvas for an extensive mix of habitat consisting of CRP native grass, bottom land & ridge row crop, pastureland, hay, brush, south-facing hillsides, creek, ponds, food plots, and dense timber. The size alone offers the ability to manage for mature whitetails and hold trophy deer. Throw in the diverse habitat, top-end area genetics, and ability to offer all the basic needs of food, water, and cover; you've got a property that is one of few and offers a multitude of other additional features.

**A major addition to an already incredible property is the low maintenance 1,500 sq. ft. home.**

Built in 2003 with 3 bd, 1 ¾ bath, 30' x 30' attached garage, and additional 48' x 76' x 14' Morton building. This property is being offered turnkey with 4 new Redneck blinds, 1 MB Ranch King blind, and miscellaneous stands across the property.

**This Iowa whitetail mecca epitomizes the best standard of habitat, cover, holding power, size, and opportunity when growing and managing top-end trophy whitetail and offers a turnkey opportunity that rarely comes available.**





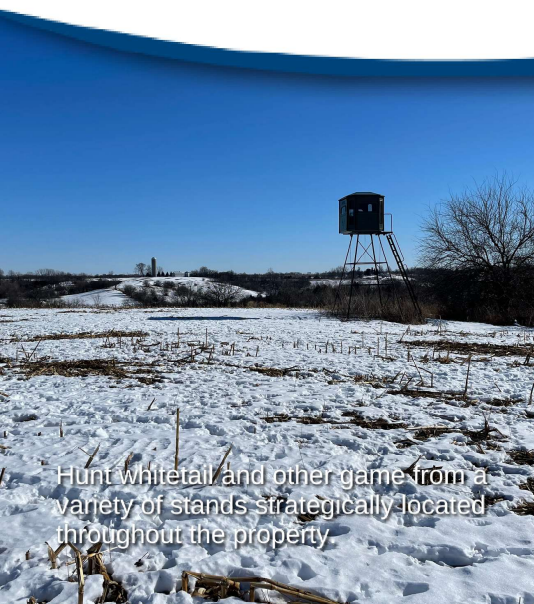
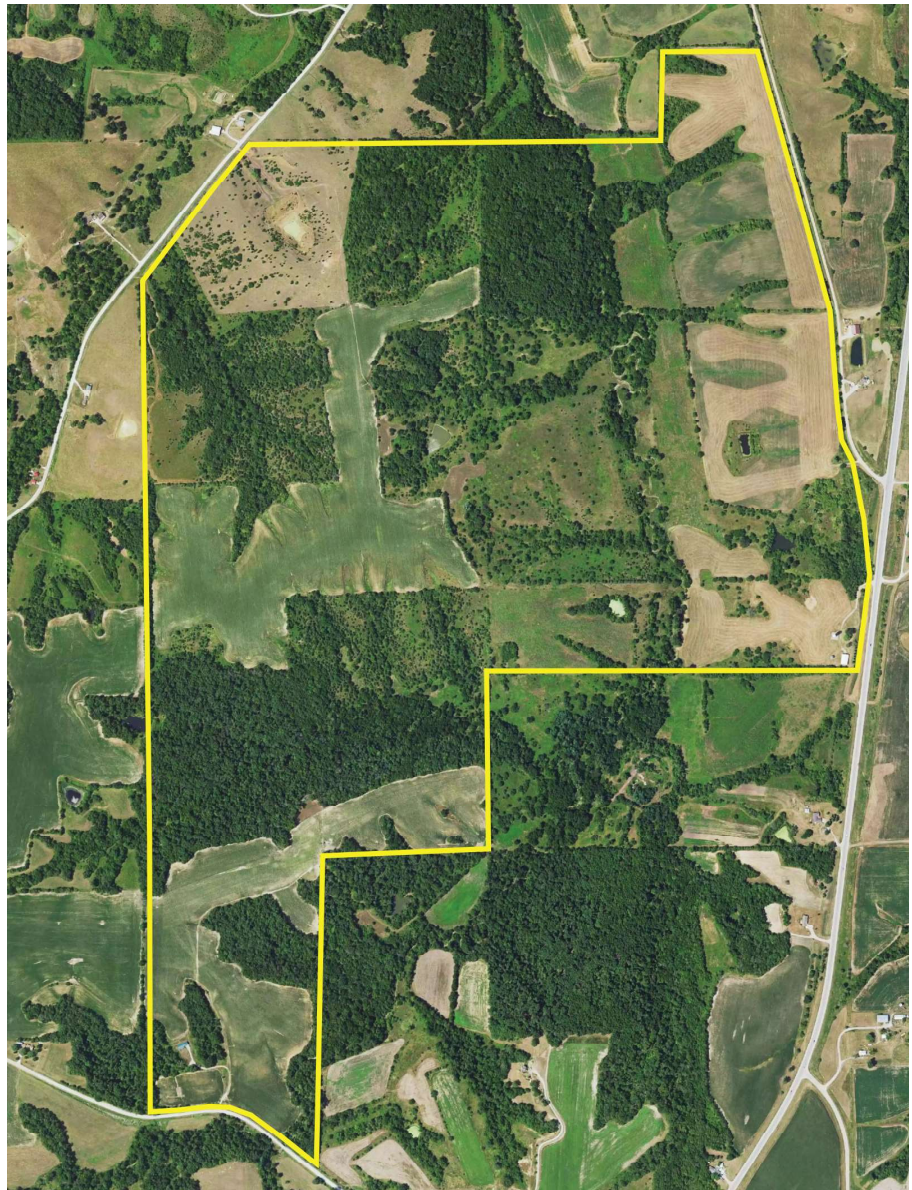
## AERIAL VIEW OF 6347 234TH STREET | ALBIA, IOWA

The farm currently offers \$34,000 from 180+/- acres of cropland, 27+/- acres of hay ground, 19+/- acres CRP, 100+/- acres pasture.

Timbered draws funneling between food and bedding cover with large chunks of south-facing hillsides.

Strategically placed food plots and destination food sources with blinds and stands in place.

Access from four roads and ability to hunt any wind regardless of the season and keep low impact and low pressure on the farm year round.



Hunt whitetail and other game from a variety of stands strategically located throughout the property.



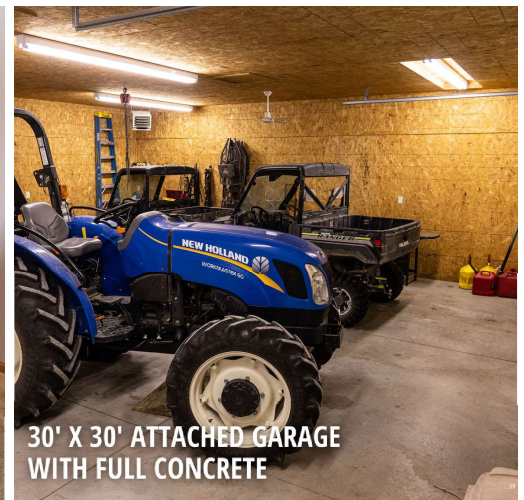
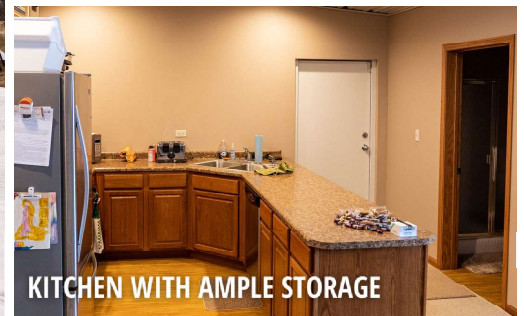
A freshly dropped shed amongst the hedge row.



Convenient and open home with large, attached garage has plenty of space for all your hunting gear and guests.



## HOME + GARAGE | IMPROVEMENTS | INCLUDED ITEMS



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### INCLUDED IN HOUSE

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*RANGE, DISHWASHER, REFRIGERATOR, MICROWAVE, WASHER AND DRYER, MISCELLANEOUS HOME FURNISHINGS.*

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### ADDITIONAL INCLUDED ITEMS

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*NEW HOLLAND WORKMASTER 60 FRONT WHEEL ASSIST TRACTOR, LANDPRIDE 7 FOOT 3 POINT MOWER, TAR RIVER ROTO TILLER, POLARIS RANGER 1000, POLARIS RANGER ELECTRIC, FIMCO 65 GALLON BOOMLESS UTV SPRAYER*





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**607+/- ACRES**  
OF INCREDIBLE HUNTING AND  
RECREATIONAL OPPORTUNITIES

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**Hawkeye  
Farm Mgmt &  
Real Estate**

1010 S. Clinton Street  
Albia, IA 52531

**6347 234th Street | Albia, Iowa 52531**

The property is located south of Albia, Iowa with access from Highway 5, 644th Pl., 234th St., and 637 Trl.  
65 miles south of Des Moines, Iowa | 200 miles north of Kansas City, Missouri

**NATIONAL MARKETING  
LOCAL EXPERTISE**

**UCIOWA.COM**

CALL US TODAY FOR MORE INFORMATION!



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