



**Hawkeye
Farm Mgmt &
Real Estate**

Iowa Investment Farm in a Top-End Whitetail Neighborhood

*Monroe County, Iowa
560th Avenue, Albia, IA 52531*

\$1,000,980



PROPERTY DESCRIPTION

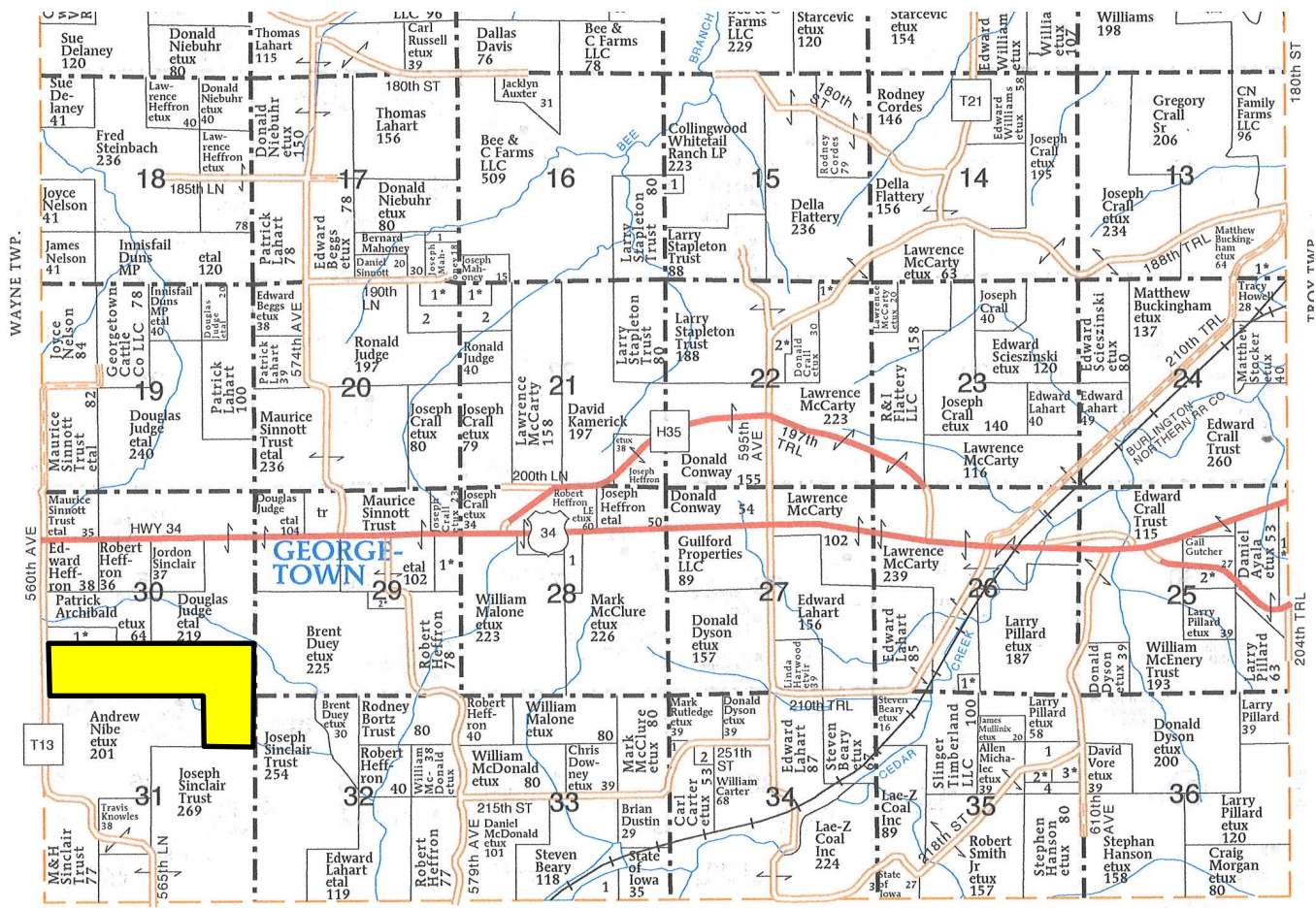
Iowa investment farm and big buck producer located in a top-end whitetail producing neighborhood of Monroe County, near Georgetown, Iowa. This area between Melrose and Georgetown is known for a combination of top-quality cattle production, fertile ag land, and world class whitetail hunting.

The combination of rugged-rolling terrain, diverse habitat and vast acres of contiguous landowners creates a prime opportunity for harvesting upper age class whitetails and other wild game on a regular basis. This 201+/- acres is diverse, boasting an abundance of edge with thick timber funneling between stands of CRP native grass offering cover and habitat with food plots and hay ground intermixed.

The CRP offers a solid income stream with 101.98 acres in three separate contracts paying a total of \$18,898 annually. There are multiple options for a perfect home or cabin site overlooking the nearly 1-acre pond toward the front of the property which is loaded with fish and offers excellent additional recreational benefits.

For many reasons, this is a dream neighborhood to get into and this property is a hard to find all-around recreational and investment tract with dynamite Iowa whitetail & turkey hunting, fishing, and astounding southern Iowa building sites.

GUILFORD TOWNSHIP PLAT MAP



PROPERTY IMAGES





Hawkeye Farm Mgmt & Real Estate

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"Serving Southern Iowa & Northern Missouri."

For more maps, disclosures, and images
please visit www.UCIowa.com

or

to set up a time to see this property contact
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The above information, although believed to be correct, is not warranted
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