



**Hawkeye
Farm Mgmt &
Real Estate**

PREMIER ACREAGE FOR SALE MONROE COUNTY, IOWA

HOME - BUILDING - POND - 18 ACRES - ON HWY 34



5787 HIGHWAY 34, ALBIA, IA 52531

\$499,000



**ALLYSON RYAN-HABERMAN
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**United
Country
Real Estate**

**Hawkeye Farm
Mgmt & Real Estate**

The HOME



Walk into this spacious home and enjoy the bright, airy, and homey feel throughout all three levels of living!

Each level of this beautiful home shows great care, updates, and features not only functionality but many options for use.

This Georgetown, Iowa acreage has too many features to mention; call soon to see this stunning property for yourself!



Key Features

- Built in 1977
- 2,916 Finished Square Feet
- Annual Taxes \$2,924
- 4 Bedrooms (1 Non-Conforming)
- 3 Bathrooms
- 24'x24' Attached Garage
- Full, Walk-Out Basement
- 12'x25' Concrete Patio (new in 2021)
- Asphalt Shingle Roof over House (1 year old)
- Asphalt Shingle Roof over Garage (2 years old)
- Brick & Cement Board Siding
- Anderson Vinyl Windows
- Forced Air Furnace (15 years old)
- Central Air (15 years old)
- 50 Gallon Electric Hot Water Heater
- 200 Amp Electrical Panel
- Poured Concrete Foundation



The BUILDING 56'X53'X10'

Looking for a place to store farm equipment? A place to house livestock? Or even boat or camper storage? Look no further! This incredible building has it all! Don't forget the unique, one-of-a-kind bonus room exclusively set up for show cattle.

Key Features

- Built in 1982
- 56'x53'x10'
- 2,968 Total Square Feet
- Metal Roof (11 years old)
- New Tin (10 years old)
- 3 Overhead Doors
- Separate Electrical Panel
- Bonus Rom
 - 18'x22'
 - Insulated, Heated & Cooled
 - Overhead Door
 - Walk-In Door
 - Floor Drain
 - On-Demand Water Heater
 - Window Air Unit
 - Spray Foamed
 - Electrical Outlets & Light Switches



The LAND

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18 Acres



A rare opportunity to own 18 beautiful acres with highway frontage in Georgetown, Iowa - also known as prime cattle country with incredible hunting. This land boasting an incredible opportunity to run livestock with an expansive pond and quality fencing. Keep in mind the beautiful views you could consistently enjoy looking out the back windows of the home and back patio.

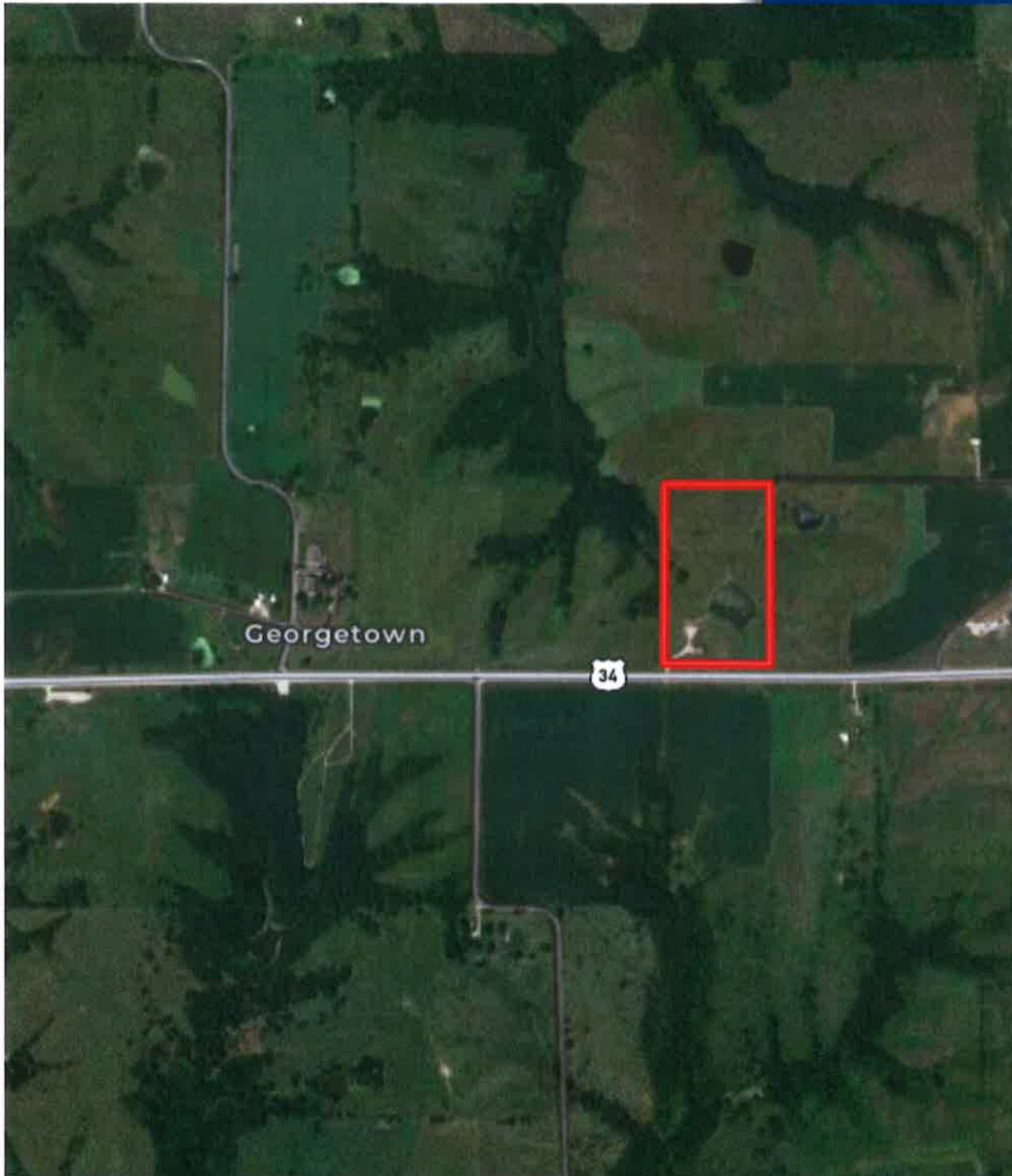
Key Features

- Barbed Wired & Vinyl Fencing
- Set up to run Livestock
- Large Pond
- Well Maintained Pasture



Call Allyson at 641-799-3031 for your tour!

PROPERTY MAP





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CONTACT ME

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Alan Ammons, Broker * Licensed In Iowa & Missouri * All Agents Licensed In Iowa

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