



**Hawkeye
Farm Mgmt &
Real Estate**

Hunting & Recreational Property

*Monroe County, Iowa
576th Avenue, Albia, IA 52531*

*\$545,200
94 +/- Acres*



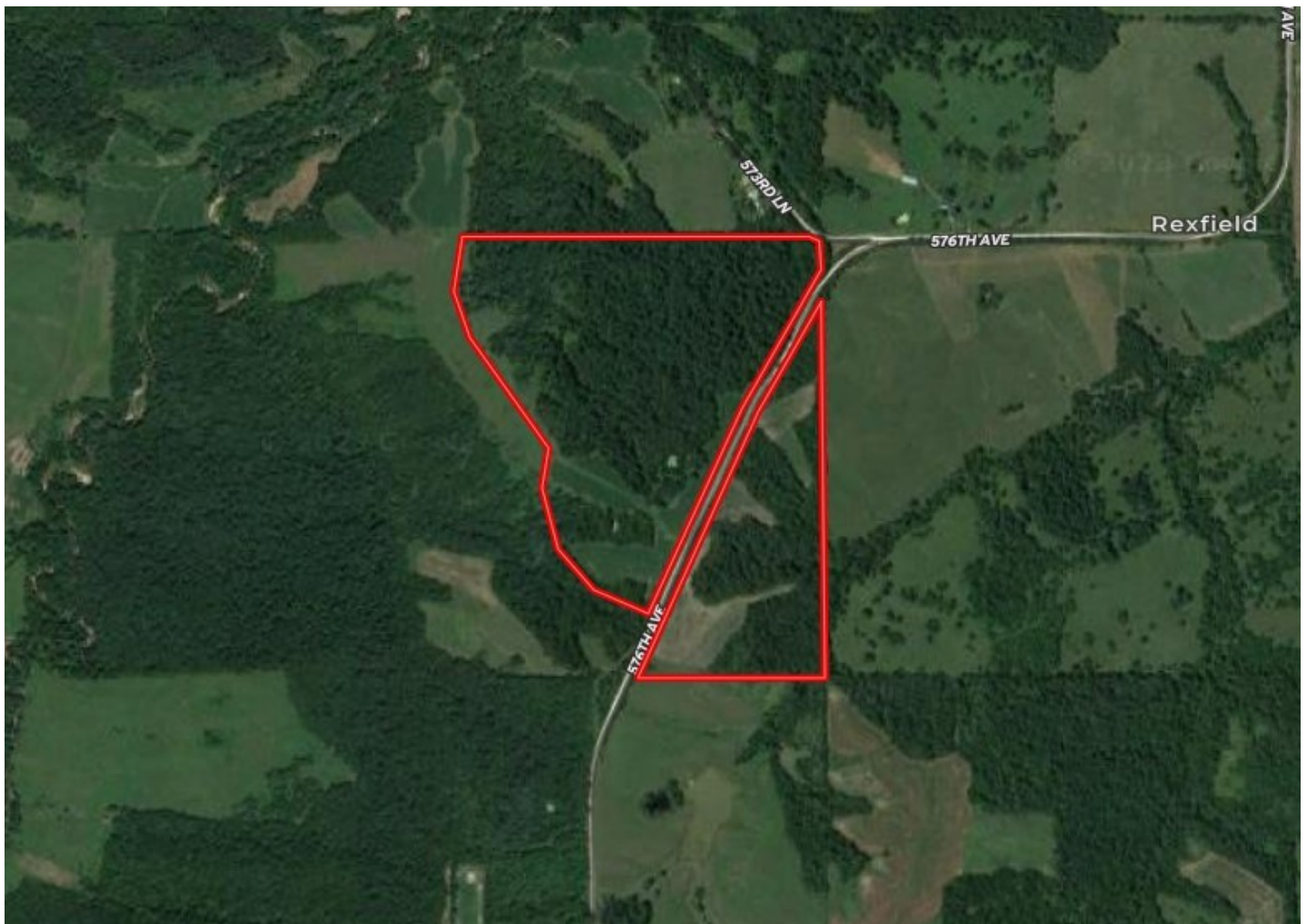
PROPERTY DESCRIPTION

94+/- Acre Southern Iowa Trophy Hunting and Recreational Property. Located in a highly sought after area of Monroe County, Iowa, this heavily timbered hunting and recreational tract offers exceptional opportunities for top-end Iowa Whitetails & Turkeys.

This tract is at the center of a large block of contiguous landowners with established cover, food sources, bedding, and natural travel corridors. With the diverse layout, this property hunts huge with potential to access and hunt numerous wind directions throughout the season and hold multiple groups of mature whitetails.

The established trail system wraps the perimeter of the property and throughout the Interior with access to multiple stands located on natural pinch points. This gives the opportunity to conservatively hunt the edge saving the core for the perfect day. This is an exceptional opportunity to purchase a Trophy Whitetail Hunting Property in a top-end Southern Iowa neighborhood. *More acres available-hunting pics from this and adjoining 60 acres.

AERIAL MAP



PROPERTY IMAGES



66F 19C 08-21-2022 20:49:01



SPARTAN Hollywood M 03/22/2023 13:32:19 059°F P3



#01 M 08/20/2021 01:59:16 073°F



53F 12C 10-27-2021 13:54:12



Hawkeye Farm Mgmt & Real Estate

1010 South Clinton, Albia, IA 52531

Phone: 641-932-7796

Email: hawkeye@uciowa.com

On the web: www.uciowa.com

"Serving Southern Iowa & Northern Missouri"

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

or

to set up a time to see this property contact
United Country Land Specialist Steve Hanson.

Steve Hanson

Realtor ®

Cell (641) 799-2449

Email IowaSCH@Gmail.com

Licensed in Iowa



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

