



## Southern Iowa Acreage For Sale

6501 260th Street, Albia, IA 52531

**Hawkeye Farm  
Mgmt & Real Estate**

**Price: \$975,000**

**Bedrooms: 3**

**Year Built: 2021**

**Bathrooms: 1 3/4**







This sprawling 67.27 acre Iowa property offers a fantastic rural acreage conveniently located just one mile off paved 645th Avenue, south of Albia. The beautiful home and multiple outbuildings resting on a scenic landscape offer endless possibilities in Monroe County.

## CONTACT US



**Hawkeye  
Farm Mgmt &  
Real Estate**

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Alan Ammons, Broker, Licensed in Iowa & Missouri. All Agents Licensed in Iowa. The above information, although believed to be accurate, is not warranted or guaranteed by the owner, listing firm, or listing agent.



# PROPERTY FEATURES & IMAGES



**Hawkeye  
Farm Mgmt &  
Real Estate**

- 1,813 Total Square Feet
- Open Concept Living
- 10 Foot Ceilings
- Primary Bedroom with On-Suite
- In Floor Heat
- Mud Room / Laundry Room
- Bonus Room
- 2 Car Attached Garage
- 3 Grain Bins
- 32'x48' Shop Built in 2005
- 7 Total Outbuildings
- 47 +/- Acres of Pasture & Hay Fields
- Pond
- Timbered Draw & Creek
- Great Set Up for Livestock Production
- Annual Taxes \$4,320





# PROPERTY IMAGES CONTINUED



**Hawkeye  
Farm Mgmt &  
Real Estate**



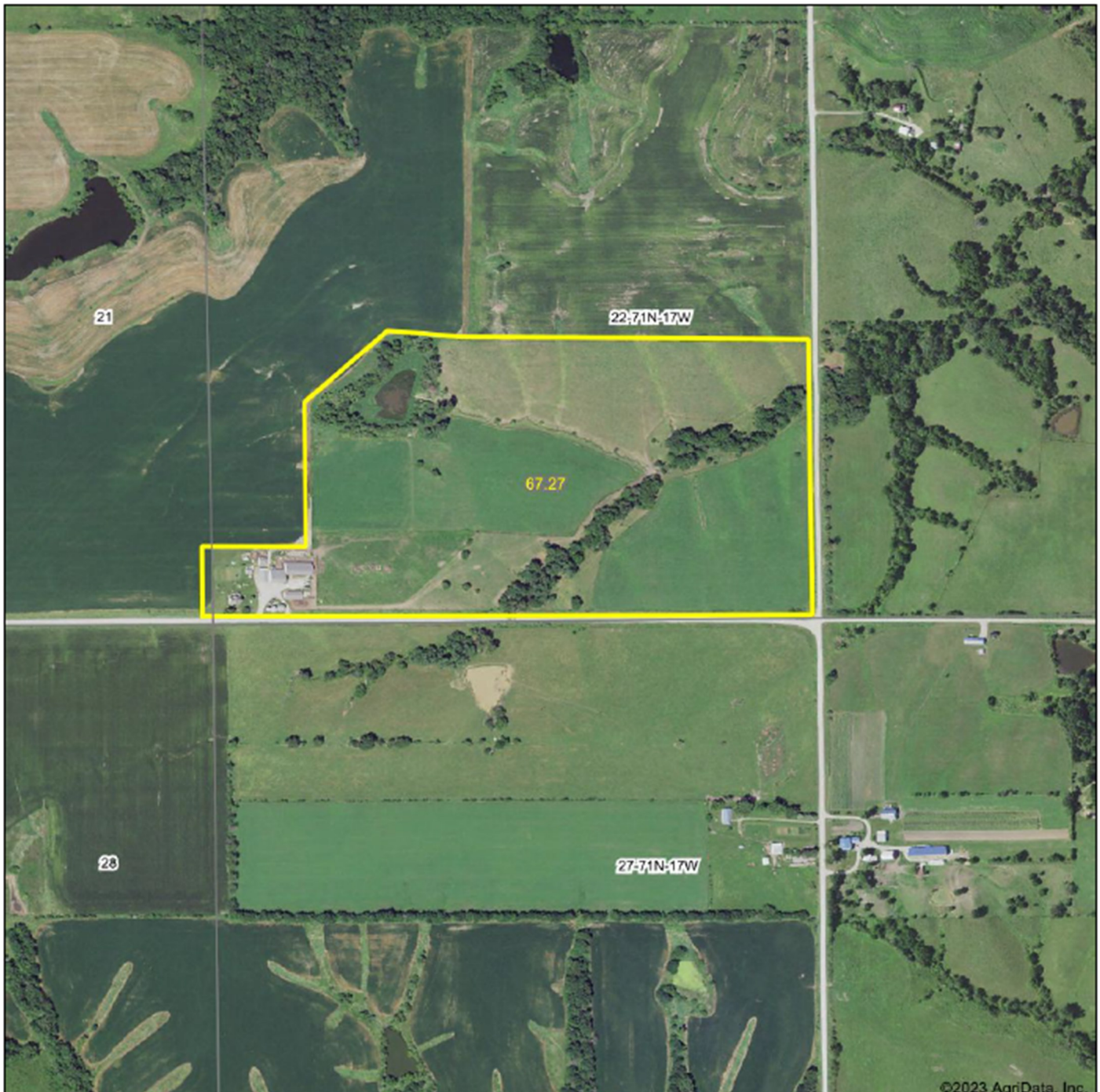


# PROPERTY MAP



**Hawkeye  
Farm Mgmt &  
Real Estate**

## Aerial Map



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**Hawkeye Farm Mgmt & Real Estate**



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Boundary Center: 40° 55' 46.51, -92° 48' 25.74

0ft 699ft 1398ft

**22-71N-17W  
Monroe County  
Iowa**



Maps Provided By:



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