



**Hawkeye
Farm Mgmt &
Real Estate**



**HUNTING
PROPERTIES**



Investment Property with CRP, Recreation & Hunting

505th Avenue, Lovilia, IA 50138

184 +/- Acres

\$966,000

CONTACT US



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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 DESCRIPTION



Top-End Iowa Hunting Tract with Investment Ag Land, CRP & Exceptional Recreational Use. This Monroe County, Iowa 184 +/- acre property is located near the border of Lucas & Marion Counties in an area that produces trophy class whitetails every year. Due to its diverse cover and secluded location, this tract is loaded with deer sign and offers multiple travel corridors and pinch points with true potential to get mature Iowa whitetails into range during daylight hours, as shown from the harvest/trail camera pictures.

Properties like this are sneaky good hunting as well as RARE, offering proven trophy whitetail hunting with an established income stream from productive ag land currently seeded to alfalfa and Conservation Reserve Program acres. With approximately 43+/- open acres with a 52.8 CSR2 there's solid potential for annual income from the alfalfa or opportunity to convert some or all to row crop for more income and added diversity as a wildlife food source. Being nearly 70% income producing, the prospective total income range on the property is \$20,000+/- with \$12,181 of that coming from the 80.47 CRP acres. Timbered draws break up the farm perfectly & offer several smaller & larger fields, all of which make for great stand sites & offer edge habitat for hunting multiple winds. This Iowa Land offers true investment potential with sustainable income and long-term trophy hunting potential.

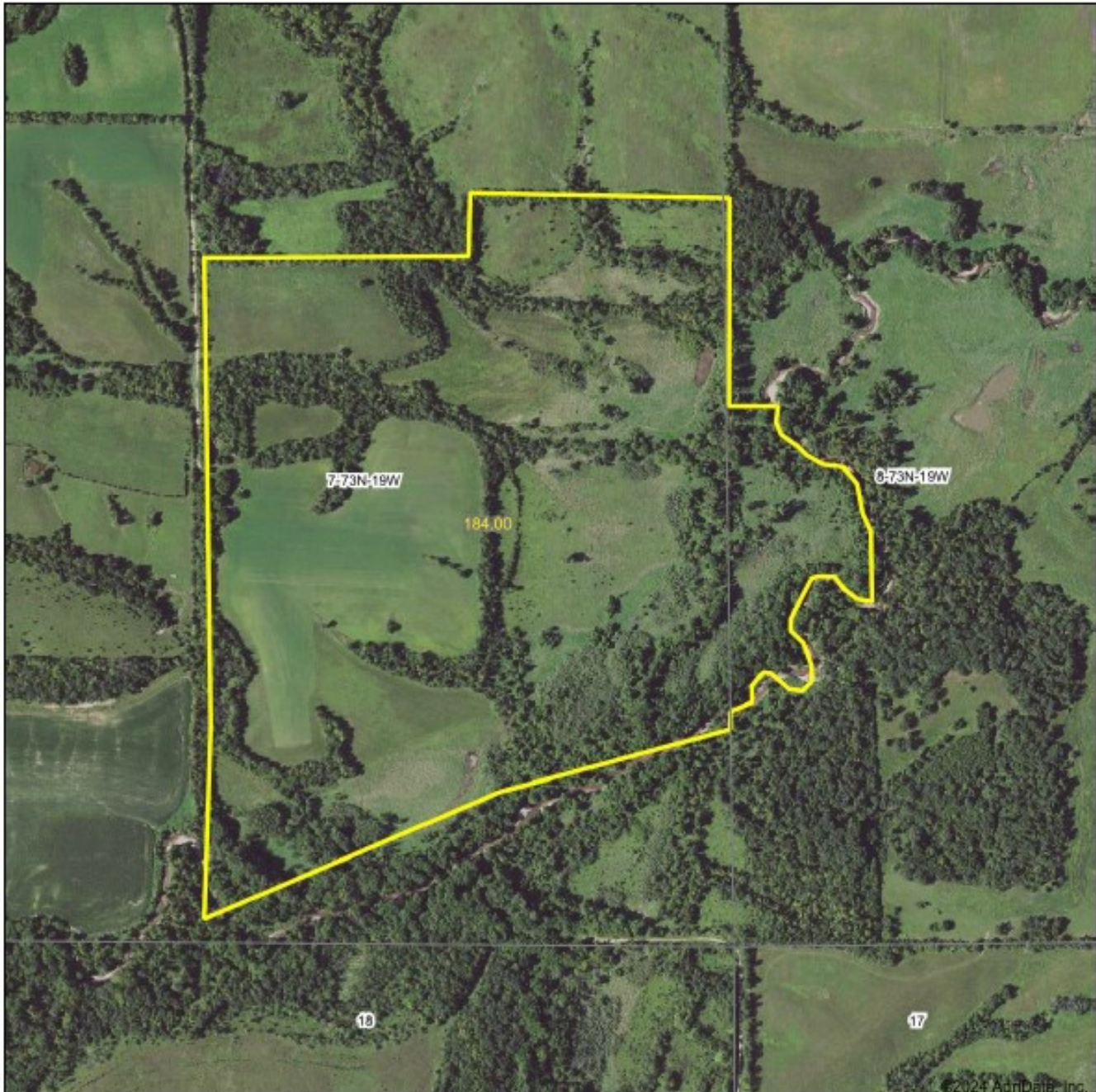
KEY FEATURES

- **\$3,014 Annual Tax on 184 Tax Acres**
- **43+/- Open Acres with a 52.8 CSR2**
- **80.47 CRP Acres Earning \$12,181 Annually until 9/30/2034 and 9/30/2025**
- **Diverse Cover and Secluded Location**
- **Proven Trophy Whitetail Hunting**
- **Timbered Draws**
- **Located approx. 10 miles West of Lovilia and approx. 20 miles Northwest of Albia**
- **Rolling terrain with ridges and bottomland of alfalfa, hay, CRP, and timber draws.**
- **Borders State of Iowa Owned Public Hunting Land**

AERIAL MAP



Aerial Map



Hawkeye Farm Mgmt & Real Estate



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Boundary Center: 41° 8' 14.23, -93° 5' 1.14

0ft 764ft 1527ft

Voice Provided By:



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7-73N-19W
Monroe County
Iowa



1/3/2024

PLAT MAP



T-73-N

CEDAR PLAT

R-19-W

(Landowners)
MARION CO

