



**Hawkeye
Farm Mgmt &
Real Estate**

Southern Iowa Acreage w/ Hunting & Recreational Opportunities

Monroe County, Iowa

*\$465,000
39 +/- Acres*

6663 110th Street, Eddyville, IA 52553



PROPERTY FEATURES

39 Acres of Prime Hunting Land

Ideal for growing, holding, and harvesting trophy game.

Secluded Location

Minimal road frontage, providing privacy.

2-Bedroom, 2.5-Bath Home

Modern design, spacious layout and central fireplace.

Newer Outbuildings

32x40 machine shed & 24x42 building with concrete floors, water & electricity.

Exceptional Habitat

Fertile black dirt and rolling timbered landscapes.

Wildlife Sanctuary

Thriving population of trophy whitetail and turkey.

Former CRP Acres

Providing excellent bedding cover and potential for food plots.

Primary Suite

Featuring a walk-in closet and private bath.

Utility Room

Equipped with a pantry, half-bath, laundry facilities, and furnace.

Proximity to Lake Miami

Located near recreational opportunities and fishing.

Stunning Views

Enjoy picturesque southern Iowa landscapes.

Annual Taxes \$3,218



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PROPERTY MAP



**Hawkeye
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Aerial Map



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Hawkeye Farm Mgmt & Real Estate



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Boundary Center: 41° 8' 56.31, -92° 48' 51.84

0ft 270ft 539ft

**2-73N-17W
Monroe County
Iowa**



Maps Provided By



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PROPERTY IMAGES



**Hawkeye
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Hawkeye Farm Mgmt & Real Estate

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"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
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Realtor ®

The above information, although believed to be correct, is not warranted
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