



**Hawkeye
Farm Mgmt &
Real Estate**

Southern Iowa Acreage w/ Hunting & Recreational Opportunities

*7027 219th Trail, Albia, IA 52531
Monroe County, Iowa*

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



PROPERTY FEATURES

Prime Southern Iowa Acreage: This beautiful Monroe County acreage offers an ideal blend of top-end rural living, recreational opportunities, and prime whitetail hunting in the heart of Southern Iowa's best trophy-producing region. Acreages like this - with top-notch amenities and exceptional hunting potential - are highly desired and rarely hit the market.

Attractive Home and Trophy Whitetail Hunting Potential: This beautiful Monroe County acreage offers an ideal blend of top-end rural living, recreational opportunities, and prime whitetail hunting in the heart of Southern Iowa's best trophy-producing region.

Property Layout & Hunting Opportunities: The property's layout is exceptional, featuring rolling terrain with the building site perched on a ridge overlooking a sprawling, wildlife-rich timber. Wildlife trails crisscross the property, revealing frequent use by deer and other wildlife, offering plenty of opportunities for hunting success.

Home & Living Space: Built in 1997, the 3-bedroom, 2.5-bath home offers comfort and space, starting with a functional eat-in kitchen, a separate dining room, and a primary suite located conveniently on the first floor. The upper level hosts 2 additional bedrooms and a full bath, providing privacy and ample space for family or guests. The full walk-out basement offers huge potential—currently used for storage but ready to be finished to your exact needs, whether it be additional bedrooms, a game room, or extra living space. The heated 2-car attached garage, accessible through a cozy entryway/sitting room, makes this home even more convenient for rural living.

Additional Amenities: A standout feature of this property is the 60x70 steel-frame building. Fully equipped with concrete floors, insulation, and electricity, this versatile structure can handle any project, store vehicles and equipment, host large gatherings, or be the perfect workshop for your hobbies. The space it offers is ideal for year-round use, including indoor activities during the off-season or harsh weather.

A Rare Opportunity: This is a rare chance to own a property that offers both top-notch rural living and incredible hunting and recreational opportunities right outside your back door. The manicured grounds, well-maintained home, and highly sought-after location make this a must-see for those seeking to live in and enjoy one of the best hunting regions in the Midwest.

Estimated Annual Taxes \$2,822



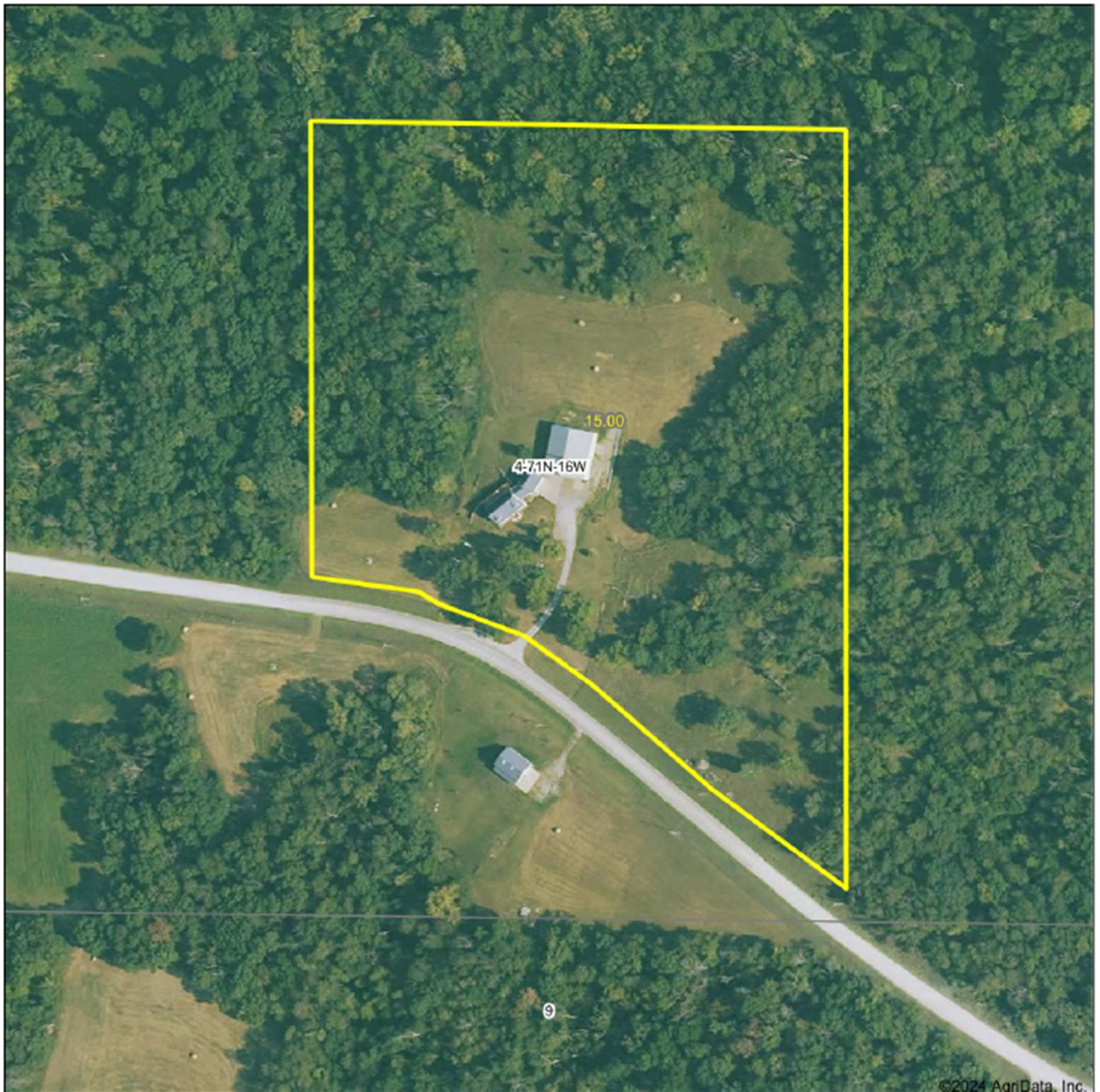
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PROPERTY MAP



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Aerial Map Boundary Lines Are Approximate



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Boundary Center: 40° 58' 22.8, -92° 42' 34.86

0ft 227ft 454ft

**4-71N-16W
Monroe County
Iowa**



Map Provided By:



9/30/2024

PROPERTY IMAGES



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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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