



Hunting, Recreational & Investment Land

6237 264th Trail, Albia, IA 52531

**Hawkeye Farm
Mgmt & Real Estate**

Price: \$740,025

Acres: 117 +/-

Price/Acre: \$6,325







PROPERTY DETAILS

- Thick Brush, Cedar Thickets & Mature Hardwoods - Prime Hunting & Rec Opportunities
- 58.25 CRP Acres Earning \$13,897 Annually in 2 Contracts Expiring in 2027 & 2032
- Pond & Seasonal Creak
- Older Home with Long-Term Tenant - \$4,200 Annual Income
- Annual Taxes \$2,104

CONTACT US



**Hawkeye
Farm Mgmt &
Real Estate**

 (641) 932-7796
 Hawkeye@UCIowa.com
 www.UCIowa.com
 1010 S Clinton
Albia, IA 52531



RYAN AMMONS
(641) 777- 2955

Ryan@UCIowa.com



NATE AMMONS
(641) 777-2861

Nate@UCIowa.com



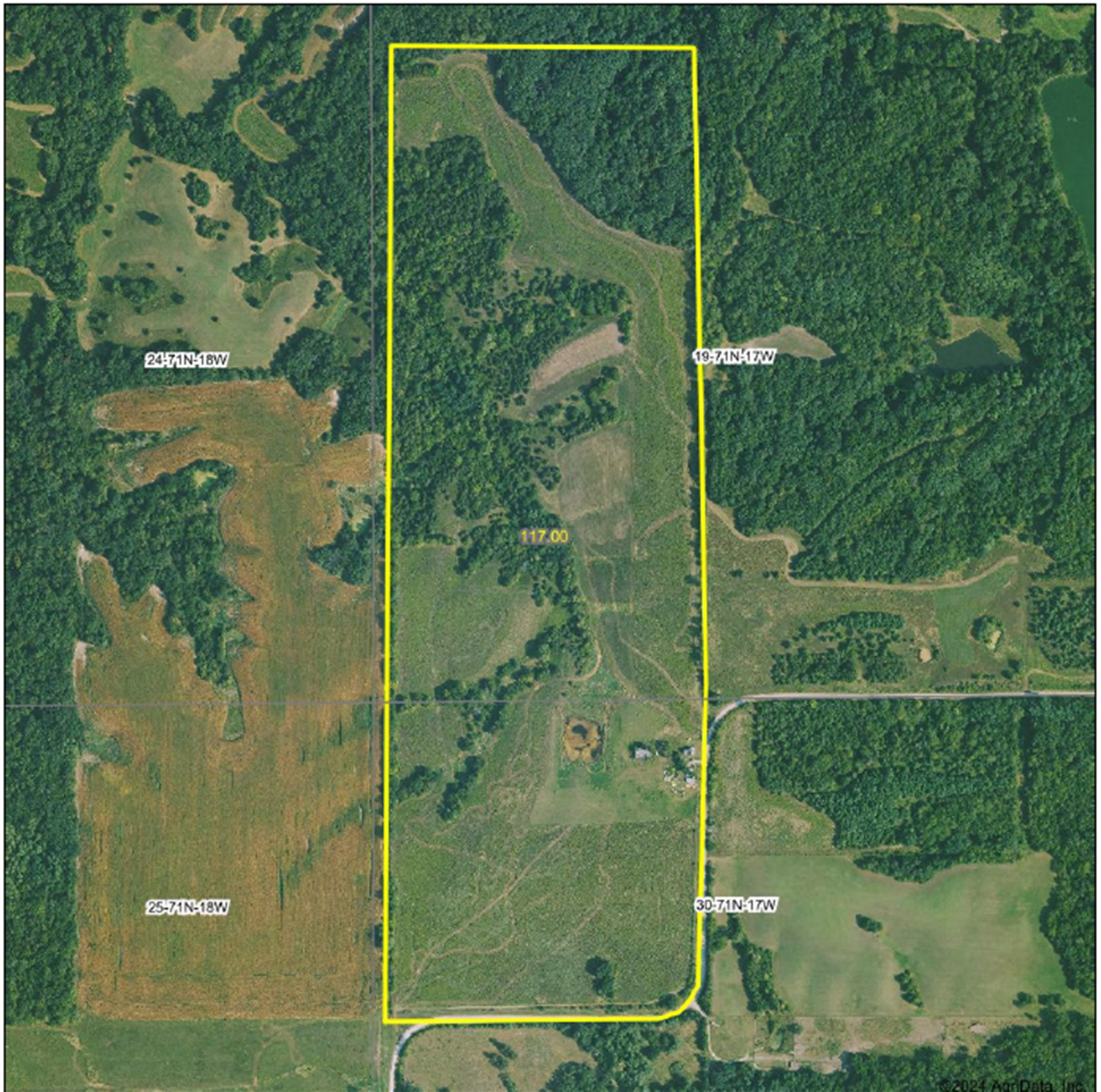
Alan Ammons, Broker, Licensed in Iowa & Missouri. All Agents Licensed in Iowa. The above information, although believed to be accurate, is not warranted or guaranteed by the owner, listing firm, or listing agent.

PROPERTY MAP



**Hawkeye
Farm Mgmt &
Real Estate**

Aerial Map



Hawkeye Farm Mgmt & Real Estate



Boundary Center: 40° 55' 45.83, -92° 51' 58.71

0ft 637ft 1275ft



**19-71N-17W
Monroe County
Iowa**



10/10/2024

Property is owned by the Listing Broker & Listing Agents are related to owner.