

RECREATIONAL LAND

Monroe County, IA

168TH STREET | ALBIA, IA 52531



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Listing #18322

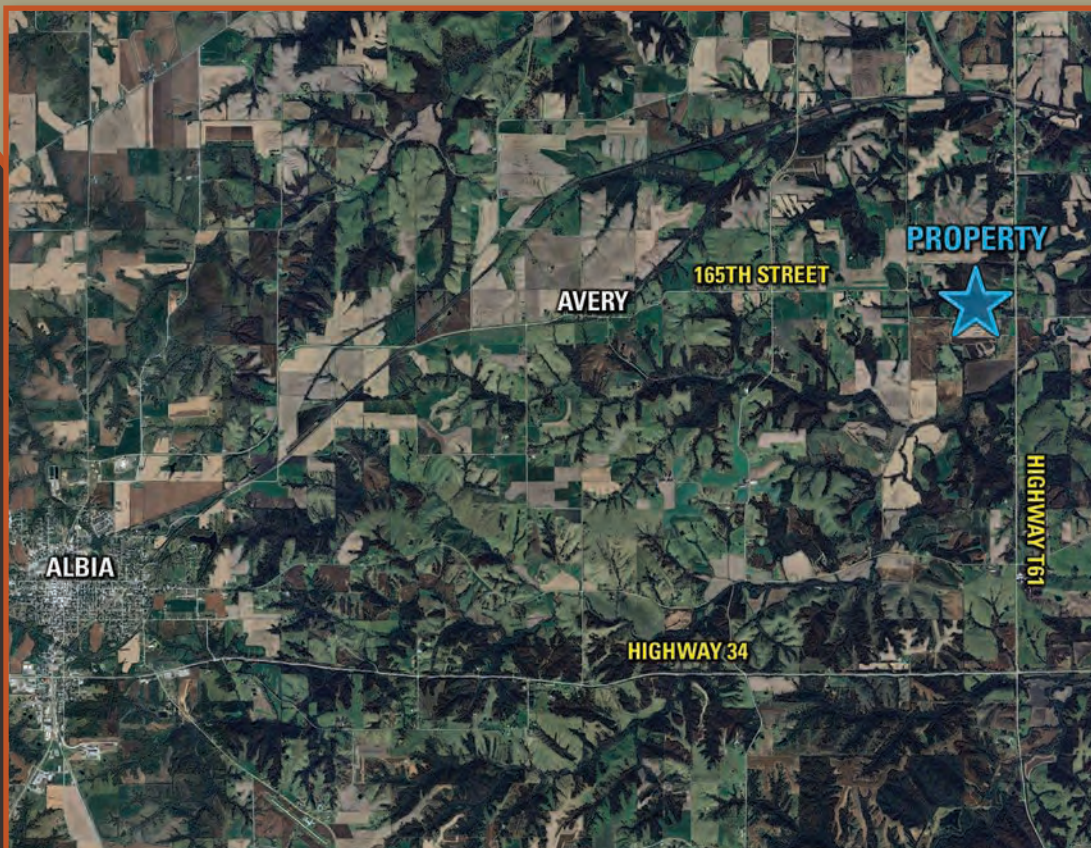


Monroe County, IA

Peoples Company is proud to offer a well-rounded recreational and potential building property in Monroe County, Iowa. This 32-acre m/l tract is predominantly timber, offering excellent wildlife habitat and outdoor recreation opportunities. A 1.42-acre clearing in the northeast corner presents an ideal location for a food plot to enhance deer and turkey activity. The property features scenic rolling topography, a creek meandering through the center, and a network of established trails perfect for hiking, ATV riding, or hunting access.

Several potential building sites are located on the southwest portion of the farm, making it an excellent candidate for a secluded cabin or country home. Utilities are readily available, with rural water provided by Rathbun Regional Water Association on the south side of 168th Street, and electricity is provided by Chariton Valley Electric Cooperative.

Conveniently located just 8 miles east of Albia in Section 1 of Mantua Township, this property offers the ideal blend of seclusion, access, and amenities. Showings by appointment only—please contact the listing agents prior to viewing.



DIRECTIONS

From Hwy T61 turn west onto 168th Street. Travel approximately 4/10ths of a mile. The property will be on your right. Look for signs.

Scan the QR code to view this listing on [PeoplesCompany.com](https://www.PeoplesCompany.com)





32
ACRES M/L

ASKING PRICE

EST. NET TAXES

\$210,000 *\$172.00*



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PC PEOPLES
COMPANY
INTEGRATED LAND SOLUTIONS



12119 Stratford Drive
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