



MONROE COUNTY, IA LAND FOR SALE

166.75 M/L

189TH STREET | ALBIA, IOWA 52531
LISTING #18604 | \$946,306 | \$5,675/ACRE

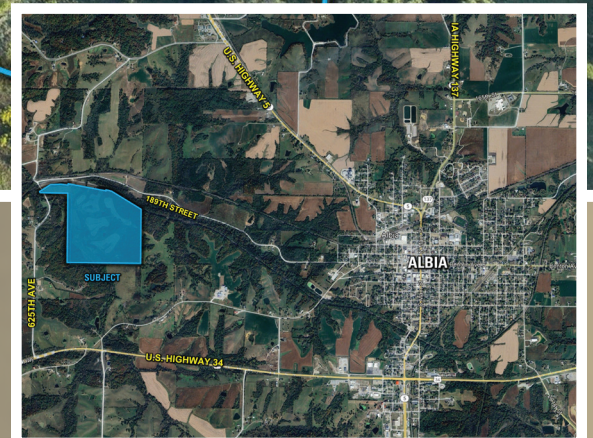


DIRECTIONS: From U.S. Highway 5 in Albia, take a right heading west on Benton Avenue West. After .75 miles, Benton Avenue West will turn into 189th Street. Keep heading west on 189th Street for 2 miles. The farm will be located on the left-hand side, across the railroad tracks.

Peoples Company is pleased to present a premier 166.75-acre, income-producing and recreational farm in Monroe County, Iowa. Located just minutes from Albia, this meticulously maintained property offers a true turnkey opportunity with everything in place for both the outdoor enthusiast and the land investor. Established food plots, strategically placed box blinds, a well-maintained trail system, and on-site water and electric hookups make the farm immediately functional, while a gated entrance and minimal road visibility ensure the seclusion and privacy that trophy whitetail hunters and wildlife managers value.

The property has been carefully managed to attract and sustain abundant whitetail deer and turkey populations, with the current owners documenting years of success through trail cameras, professional photography, and harvest records. Coal Creek meanders through the southwest edge of the farm, naturally shaping travel corridors and pinch points, while three ponds add both beauty and habitat diversity—one of which has the potential to attract small flocks of waterfowl.

Offering an exceptional blend of recreation and income, the farm includes diverse tracts of mature timber, rolling habitat, ponds, and productive cropland. There are an estimated 37.06 tillable acres currently in row crop production with an average CSR2 rating of 44.6, in addition to 13.07 acres enrolled in the Conservation Reserve Program, which generate a reliable payment of \$263.65 per acre through 2032, resulting in \$3,446 annually. Additionally, a portion of the current row crop acres is in the process of being enrolled in a conservation reserve program totaling 24.50 acres. The new proposed contract will run until September 30, 2035, paying \$156 per acre or \$3,822 annually. Contact the listing agents for more details. This Monroe County property truly has it all—a private retreat, a proven hunting destination, and a sound land investment.



[PEOPLESCOMPANY.COM](https://www.peoplescompany.com)

CHASE STEGGALL: 319.270.5402
Chase.Steggall@PeoplesCompany.com
IA LIC S70519000

MATT HOENIG: 319.330.9735
Matt.Hoenig@PeoplesCompany.com
IA LIC S68835000

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