



**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*

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# **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



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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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6/4/2024



# PROPERTY IMAGES

United  
Country  
Real Estate

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## Hawkeye Farm Mgmt & Real Estate

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"Serving Southern Iowa & Northern Missouri"

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For more maps, disclosures, and images  
please visit [www.UClowa.com](http://www.UClowa.com)

or

to set up a time to see this property contact  
Ryan Ammons or Nate Ammons!

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*Ryan Ammons*

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Realtor®

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