



**Hawkeye  
Farm Mgmt &  
Real Estate**

## ***Southern Iowa Acreage w/ Home***

*6001 145th Trail, Albia, IA 52531  
Monroe County, Iowa*

*\$395,000*

*31 +/- Acres*

---



# PROPERTY FEATURES



**Hawkeye  
Farm Mgmt &  
Real Estate**

## 31 Acres of Hunting & Recreational Land

Ideal for experiencing all Southern Iowa has to offer

## Great Location

Only 2 miles from Highway 5 and located between Albia & Lovilla

## 5 Bedroom, 3 Bathroom Home

Recent modern updates paired with a spacious layout to maximize comfort and functionality

## Primary Suite

Featuring a large walk-in closet and private bath

## Exceptional Habitat

Located in an area known for whitetail deer & turkey hunting

## Diverse Landscape

Combination of timber, open fields, and a pond

## Annual Taxes \$2,576



# PROPERTY MAP



Hawkeye  
Farm Mgmt &  
Real Estate

## Aerial Map Boundary Lines Are Approximate



©2024 AgriData, Inc.

Hawkeye Farm Mgmt & Real Estate



22 N Main, Mt Airy, IA Phone: 641-900-1196  
Email: [Hawkeye@hawkeye.com](mailto:Hawkeye@hawkeye.com)  
Or try us! [www.ussurety.com](http://www.ussurety.com)  
[www.hawkeyefarm.com](http://www.hawkeyefarm.com)

Boundary Center: 41° 5' 13.97, -92° 54' 19.38

0ft 268ft 536ft

35-73N-18W  
Monroe County  
Iowa



Map Provided By:  
 **surety**  
SURETY COMPANY OF IOWA  
© AgriData, Inc. 2023 [www.Agridatainc.com](http://www.Agridatainc.com)

7/25/2024

# PROPERTY IMAGES

United Country  
Real Estate

Hawkeye  
Farm Mgmt &  
Real Estate





## Hawkeye Farm Mgmt & Real Estate

1010 South Clinton, Albia, IA 52531

Phone: 641-932-7796

Email: [hawkeye@uciowa.com](mailto:hawkeye@uciowa.com)

On the web: [www.uciowa.com](http://www.uciowa.com)

"Serving Southern Iowa & Northern Missouri"

---

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!

---



*Ryan Ammons*

Broker Associate

Licensed in Iowa  
Office: (641) 932-7796

Ryan: (641) 777-2955  
[Ryan@uciowa.com](mailto:Ryan@uciowa.com)

Nate: (641) 777-2861  
[Nate@uciowa.com](mailto:Nate@uciowa.com)



*Nate Ammons*

Realtor®

---

The above information, although believed to be correct, is not warranted  
or guaranteed by the owner, listing firm, or listing agent.

