



**Hawkeye Farm  
Mgmt & Real Estate**

## Monroe County Hunting with Income Potential

595th Avenue, Albia, IA 52531

**Price:** \$235,000

**Acres:** 43 +/-

**Price/Acre:** \$5,465







### PROPERTY DETAILS

- Recreational Opportunities
- Row Crop, Hay Production or Food Plots
- 28 Open Acres with a 53 CSR2
- 1/2 Acre Pond
- Near Tyrone Wildlife Area & Cedar Creek
- Weekend Retreat
- Small Shed with Potential for Finish
- Annual Taxes \$690

### CONTACT US



**Hawkeye  
Farm Mgmt &  
Real Estate**

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Ryan Ammons, Broker, Licensed in Iowa. Alan Ammons, Broker Associate, 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**  
Boundary Lines Are Approximate



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Or the web: www.ucire.com  
www.hawkeyefarm.com

Boundary Center: 40° 59' 37.39, -92° 55' 4.47

0ft 632ft 1263ft

**34-72N-18W**  
**Monroe County**  
**Iowa**



Maps Provided By:



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