



Audubon County Income Producing Farm

Hwy 44 & Bluebird Ave, Kimballton, IA 51543

**Hawkeye
Real Estate**

Price: \$1,020,000

Acres: 120 +/-

Price/Acre: \$8,500



- 73.58 CRP Acres generating \$23,369 annually
- Winding creek, timbered draws, & natural wildlife habitat create quality hunting opportunities
- Two-sided highway frontage presents future building possibilities
- Located on the Northeast edge of Kimballton
- Annual Taxes \$3,860

CONTACT US



**Hawkeye
Real Estate**

(641) 932-7796

Hawkeye@UCIowa.com

www.UCIowa.com

1010 S Clinton
Albia, IA 52531



Luke Nissen

Realtor®

(712) 304-4827

Luke@uciowa.com

Licensed In Iowa

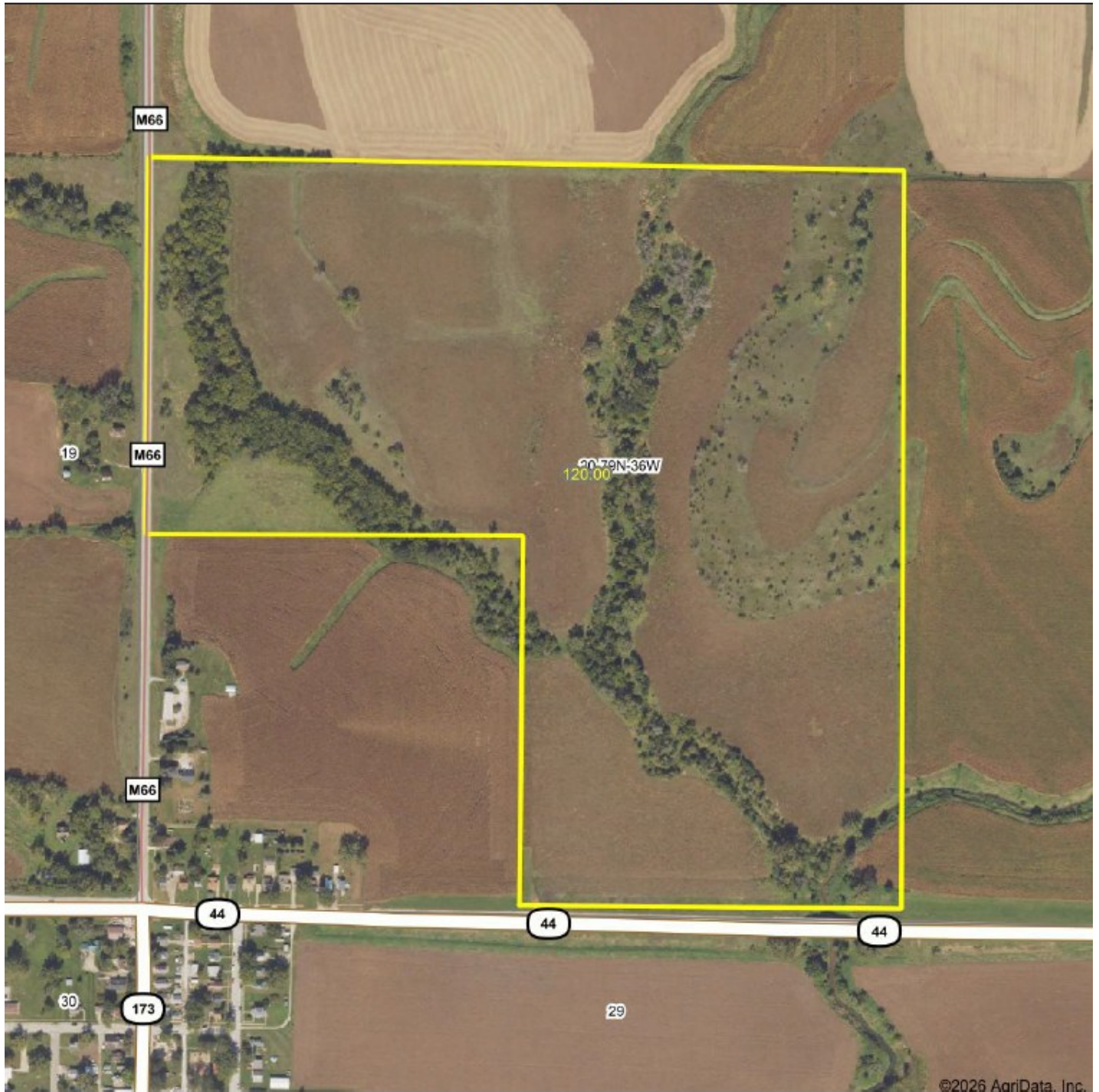
Ryan Ammons, Broker, Licensed in Iowa. Alan Ammons, Broker Associate, Licensed in Iowa & Missouri. All Agents Licensed in Iowa. The above information, although believed to be accurate, is not warranted or guaranteed by the owner, listing firm, or listing agent.

PROPERTY MAP



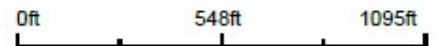
Hawkeye
Real Estate

Aerial Map
Boundary Lines Are Approximate



Hawkeye
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Boundary Center: 41° 38' 5.52, -95° 4' 4.7



20-79N-36W
Audubon County
Iowa



5/11/2026