

75 ac m/l in Monroe County, IA

Prime Hunting & Recreational Tract

\$270,813

\$3611/ac

GENERAL INFORMATION

Sale Acres 75 ac m/l
Topography Rolling
Taxes \$612 (2015/16 payable)
School District: Albia Community

RECREATIONAL OPPORTUNITIES

Trophy Whitetail Deer
ATV, Hiking, Horseback Riding
Wild Turkey
Mixed Timber
Hunting
Building Site
Food Plot Options
40' 5th Wheel Included
2 Ponds



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



**Hawkeye
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THE "AMMONS" FAMILY

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Solid southern Iowa wild turkey and trophy whitetail deer producing area, rolling to steeply rolling terrain, mixed timber including hardwoods, scrub brush, thickets and cedars sitting on south facing hillsides, 2 ponds, and year round creek with built-to-last bridge. This hunting land is parked smack dab in the middle of major area food source and heavy timber cover for area deer with natural funnels thru the killer cover. Property includes well-built 54x80 Astro pole building with 18x50 lean-to...plenty of room to store your toys; hooked to septic, rural water, and electric on paved road. Build your dream home and hunt Iowa giants in your back yard or come spend the weekend for deer camp in the included 40' 5th wheel that's hooked to the utilities.



DIRECTIONS:

From intersection of Hwy's 5 and 137 in N Albia: 1.5 miles N on Hwy 5; W on 170th St 1.5 mi to property on N side of road.

