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Hawkeye Farm Mgmt & Real Estate

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369 AC COMBO FARM

2412 593RD TRL, ALBIA (MONROE CO)



- MLS # 15689

\$848,700

\$2300/ac



369 ac of pasture/hay, row crop, CRP and recreation/hunting. This quality SW Monroe County combination farm offers multiple uses for the farmer/cattle producer or the avid wildlife enthusiast. Hay & pasture for estimate 65 cow/calf pairs year round. Good pond with tank; live creeks bisecting the farm provide water. Located in prime whitetail & turkey area 1 mile south of the Tyrone State Ground, this farm consists of cedar side hills, open ridges & bottoms, timbered ditches/ draw/slues and good blocks of timber which provide superb wildlife habitat. In addition there are 24 acres enrolled in CRP paying \$4885 annually until 2019 and 24 acres currently in row crop with more open acres that offer potential crop production.



FSA Information

Farm #3148 Tract #422

Cropland Acres 195.80

Corn Base 8.3 Yield 90

CRP Acres 24.40, \$200.21/ac = \$4885 annually thru 2019

General Information

Taxes: \$1552 on 369 net taxable acres (2011/2012 payable)

Legal: Sec's 10, 11, 14, 15, T71N, R18W
Albia Community Schools



Farm Details

Mostly open with timbered ditches & draws

Topography: Partially wooded, Rolling to Steep

Suitable for: Cattle, Horse, Livestock, Pasture, Recreational/Hunting, Row Crop, CRP

Directions

From intersection Hwy 34 & 5 in south Albia:
West on Hwy 34 2 miles to 623rd Ave; south on 623rd 2 miles to 227th St; West on 227th 3 miles to 593rd Trl; south on 593rd 1 mile; property starts on east side of gravel road.



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

