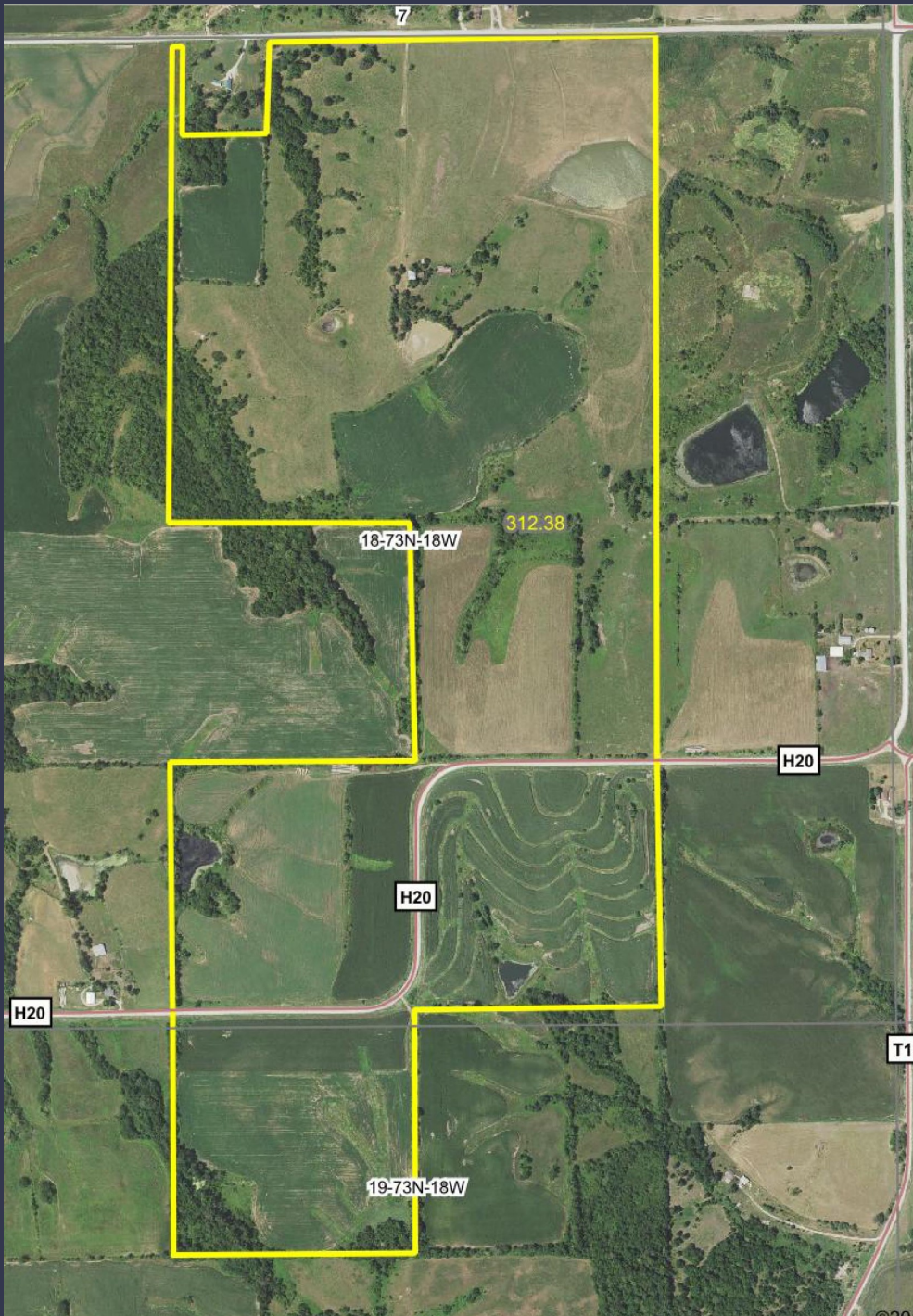


Monroe County Land for Sale

5660 120th St, Albia, IA 52531

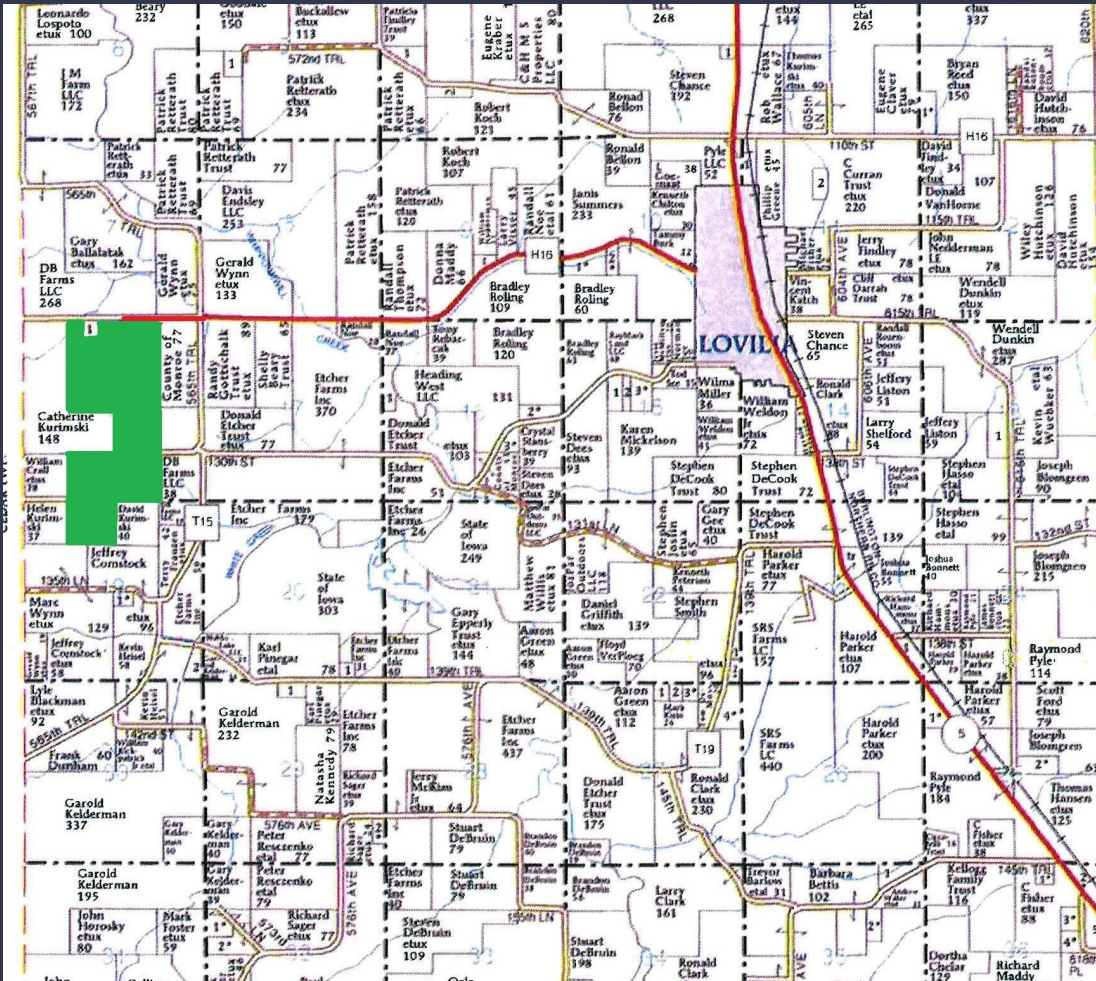
308 Acres
\$1,070,300 \$3475/ac



Quality investment opportunity on 308+/- acres of Monroe County, Iowa farmland.

This high percent open and income producing Iowa farm offers a sound investment opportunity for owner/operators or investors. With 274+/- acres (approximately 89%), currently in row crop or alfalfa production, there is very little un-productive land and the farm makes a solid return on investment.

Located northwest of Albia and west of Lovilia, this unit is in an area of strong farm operators. This combination farm offers many acres of rolling tillable land, predominately with Pershing soil types. Farm includes many contour and/or TOT terraces, several ponds and excellent road access.



- Taxes : \$2986/year 2018/19 payable
- Located 3 miles west of Lovilia IA on paved 120th Street (H16); continue west on gravel 1/2 mile; farm lays on south side of road.



Hawkeye Farm Mgmt & Real Estate

1010 South Clinton, PO Box 236 Albion, IA 52531
Phone: 641-932-7796

Email: hawkeye@uciowa.com

On the web: www.uciowa.com

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Alan Ammons, Broker, Licensed in Iowa & Missouri. All Agents Licensed in Iowa.

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

Nate Ammons, Realtor®
(641) 777-2861, nate@uciowa.com

Ryan Ammons, Broker Associate
(641) 777-2955, ryan@uciowa.com

Alan Ammons, Broker
(641) 777-6927, alan@uciowa.com

