



Hawkeye Farm Mgmt & Real Estate

Iowa Hunting & Recreational Property

170th Street, Albia, IA 52531

Price: \$495,000

MLS #: 6301211

Acres: 79 +/-



PROPERTY FEATURES

- Top-End Hunting Property
- 39.6 CRP Acres Earning \$5,146 Annually
- 8 Food Plot Acres
- 2 Enclosed Blinds
- Annual Taxes \$728

CONTACT US

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 Hawkeye@UCIowa.com
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 1010 S Clinton
Albia, IA 52531



Alan Ammons, Broker, 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.



**Hawkeye
Farm Mgmt &
Real Estate**

STEVE HANSON

Realtor®

(641) 799-2449

IowaSCH@Gmail.com

Licensed In Iowa



PROPERTY IMAGES



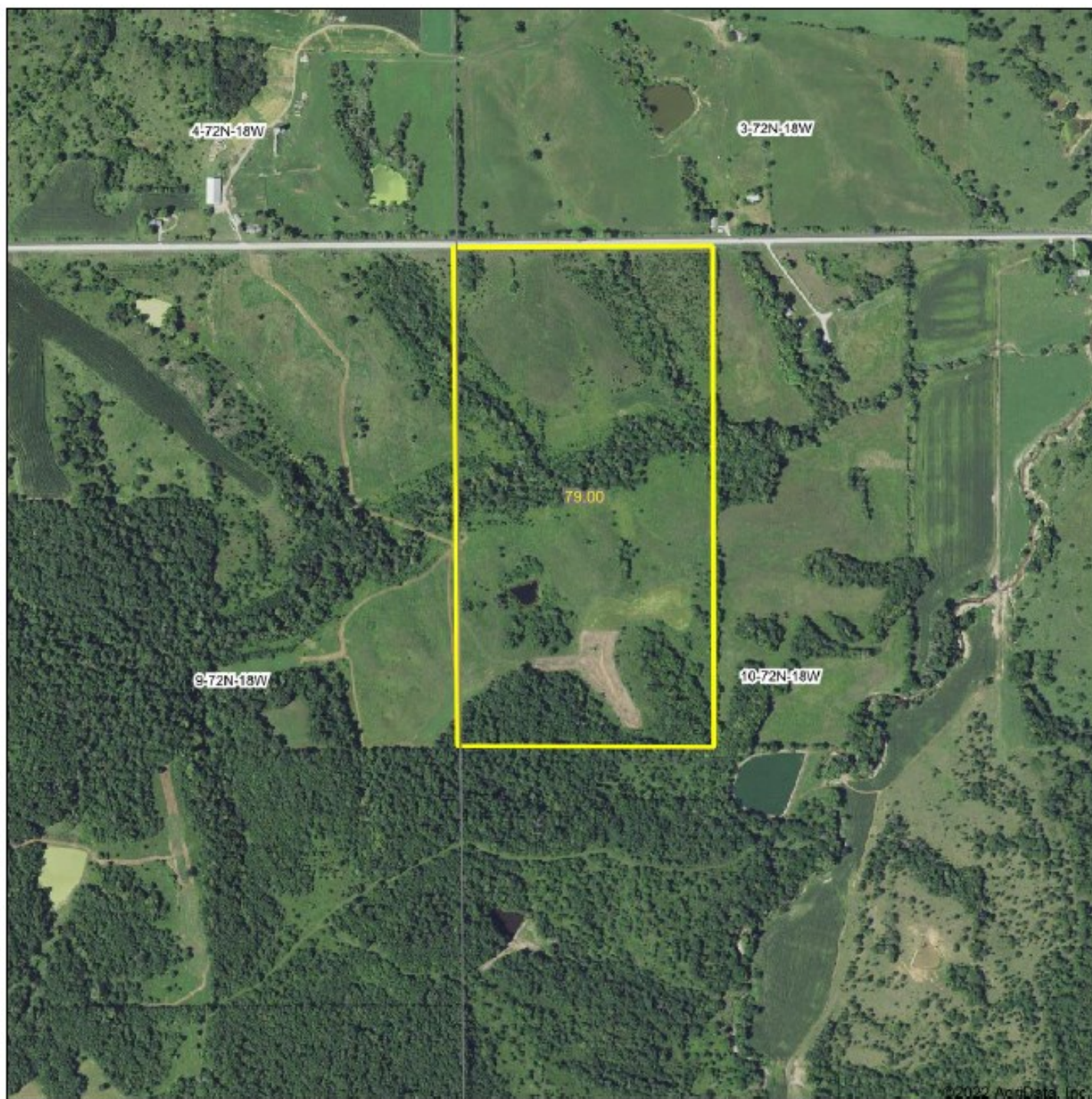
LOCATION MAP



AERIAL MAP



**Hawkeye
Farm Mgmt &
Real Estate**



Hawkeye Farm Mgmt & Real Estate



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On the web: www.hawkeyerealestate.com
www.hawkeyefarm.com

Map Center: 41° 3' 16.02, -92° 55' 29.73

0ft 805ft 1610ft

10-72N-18W
Monroe County
Iowa

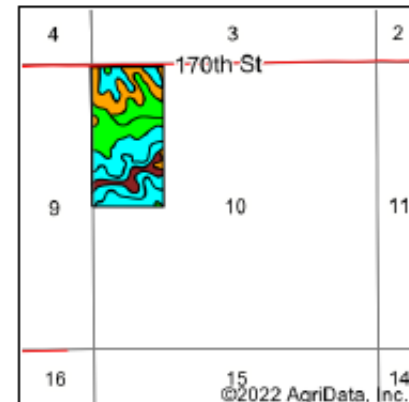
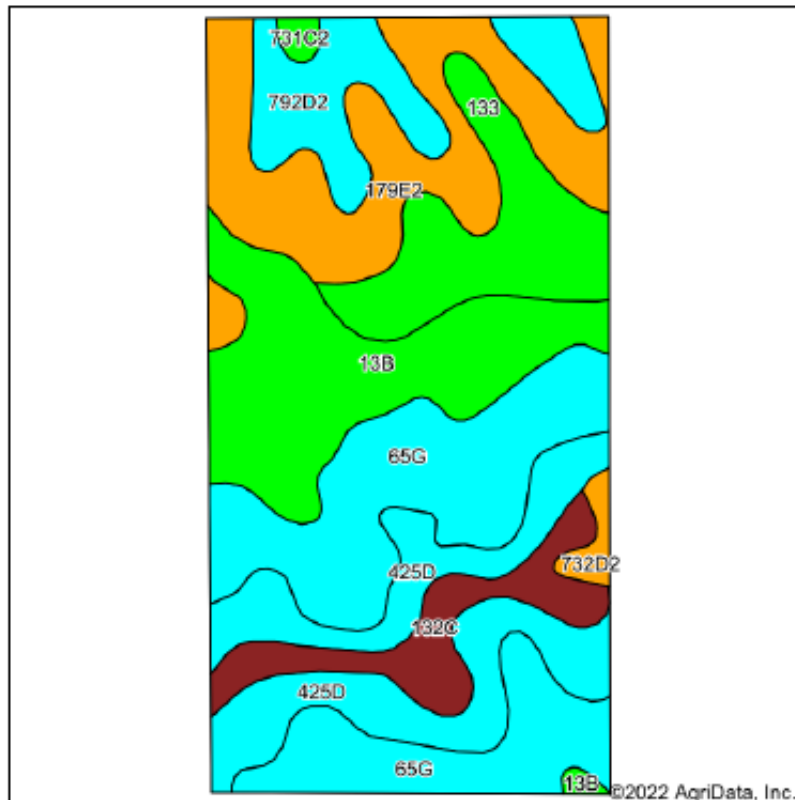


7/29/2022

Maps Provided by
surety
CUSTOMIZED ONLINE MAPPING
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SOILS MAP

Soils Map



State: Iowa
County: Monroe
Location: 10-72N-18W
Township: Guilford
Acres: 79
Date: 7/29/2022

Hawkeye Farm Mgmt & Real Estate

United
Country
Real Estate

Maps Provided By

surety®
CUSTOMIZED ONLINE MAPPING



Soils data provided by USDA and NRCS.

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Area Symbol: IA135, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
65G	Lindley loam, 18 to 40 percent slopes	18.99	24.0%		Vile	6	5	12
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	13.42	17.0%		Vle	35	33	52
13B	Olmitz-Colo-Vesser complex, 2 to 5 percent slopes	13.17	16.7%		Ilw	82	60	72
425D	Keswick loam, 9 to 14 percent slopes	12.09	15.3%		Ive	8	16	45
133	Colo silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	8.09	10.2%		Ilw	78	85	86
792D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	6.87	8.7%		Ive	9	13	44
132C	Weller silt loam, 5 to 9 percent slopes	5.17	6.5%		Ille	59	44	77
732D2	Weller silty clay loam, 9 to 14 percent slopes, moderately eroded	0.79	1.0%		Ive	34	28	66
731C2	Pershing silty clay loam, 5 to 9 percent slopes, moderately eroded	0.41	0.5%		Ille	62	45	57
Weighted Average						4.45	35.6	32.5
								*n 49.2

**IA has updated the CSR values for each county to CSR2.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.