



HAWKEYE FARM MGMT & REAL ESTATE

***Southern Iowa Hunting & Recreational
Acreage with Home, Outbuildings & Pond***

2140 610th Avenue, Albia, IA 52531

\$524,900



PROPERTY DESCRIPTION



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Southern Iowa acreage with an attractive home, buildings, pond, and a secluded location tucked into dynamite hunting habitat in Monroe County. Just west of Albia, Iowa and south of Hwy 34, this area produces top end whitetails every year and this acreage sits in the middle of all the action. Smaller southern Iowa hunting tracts with all these amenities are highly desired and rarely come available. This property lays out beautifully across rolling terrain with the building site sitting on top of the ridge overlooking the pond and timber which is sprawling with wildlife with trails throughout.

The home, built in 2008, offers two bedrooms and two baths on the main floor with an open concept kitchen/living/dining room with sliding glass doors leading to the deck featuring stunning views across the farm. The full walk-out basement has a $\frac{3}{4}$ bath and is ready for finish as desired with excellent opportunity for more bedrooms and living space. The two-car attached garage is great for parking and there is a bonus brand new 24' x 32' pole building with concrete & electric as well as the older 50' x 68' outbuilding and 24' x 36' building for equipment storage and workshop opportunity. Tracts of this caliber are nearly impossible to find as a package deal and this property offers true trophy whitetail hunting potential right out your back door with improvements and a beautiful layout across some of the most desirable land in all of Southern Iowa.



PROPERTY IMAGES



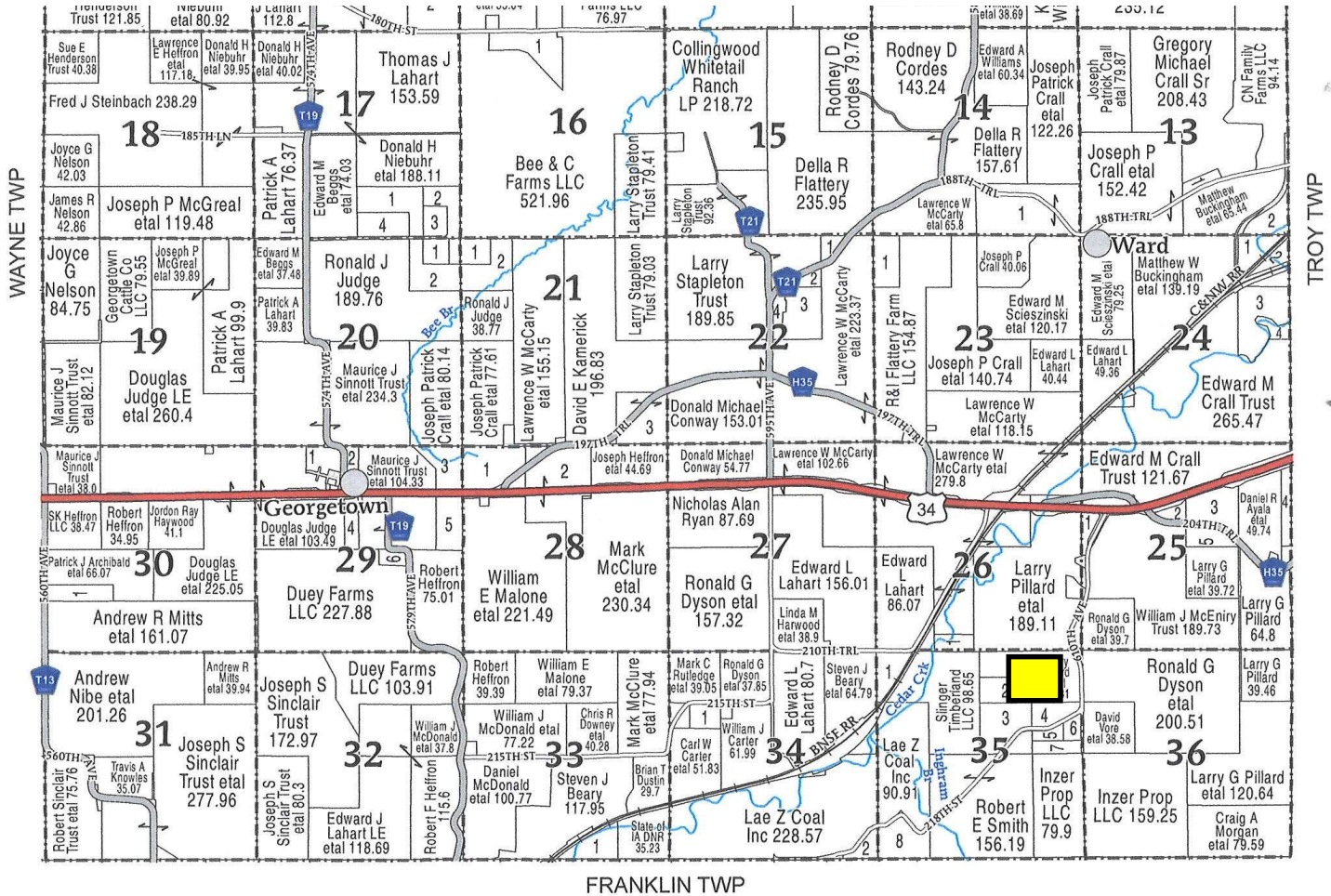
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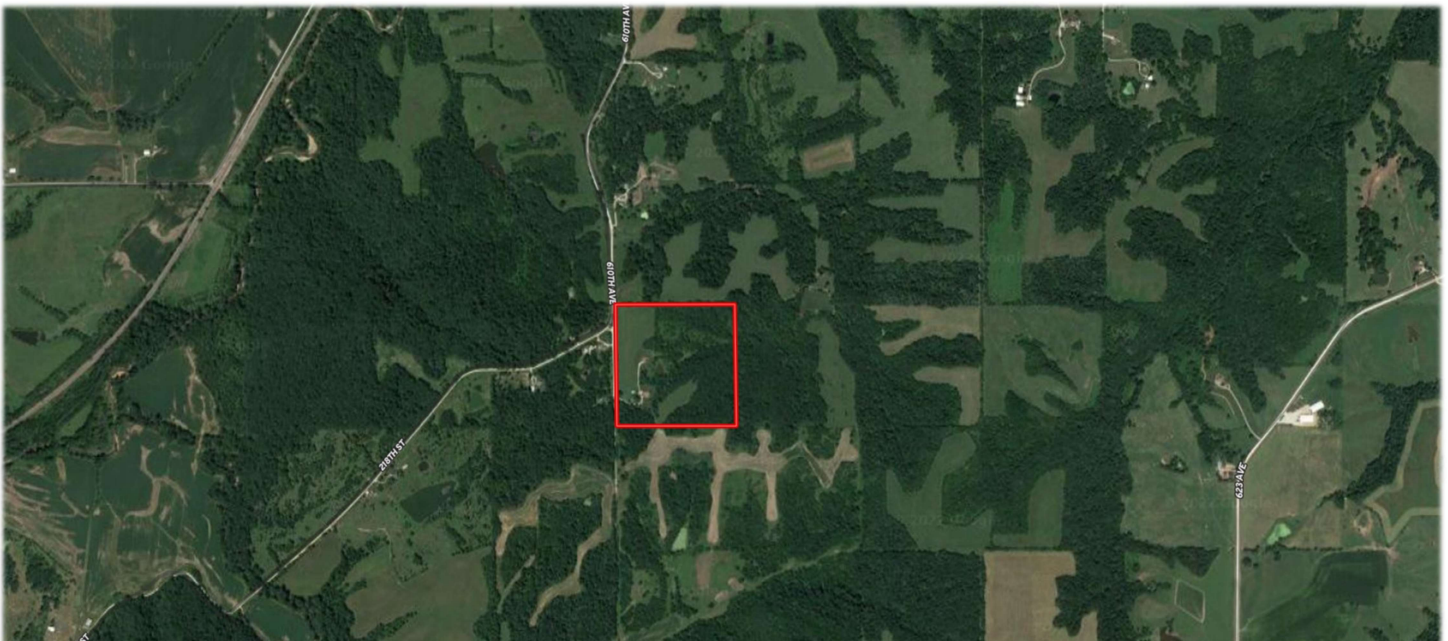
OUTBUILDINGS



PLAT MAP - GUILDFORD TWP.



AERIAL MAP





Hawkeye Farm Mgmt & Real Estate

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"Serving Southern Iowa & Northern Missouri"

For more disclosures and images please visit
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