



**Hawkeye
Farm Mgmt &
Real Estate**

Premier Hunting & Recreational Property

*Monroe County, Iowa
555th Trail, Melrose, IA 52569*

*\$1,041,600
186 +/- Acres*



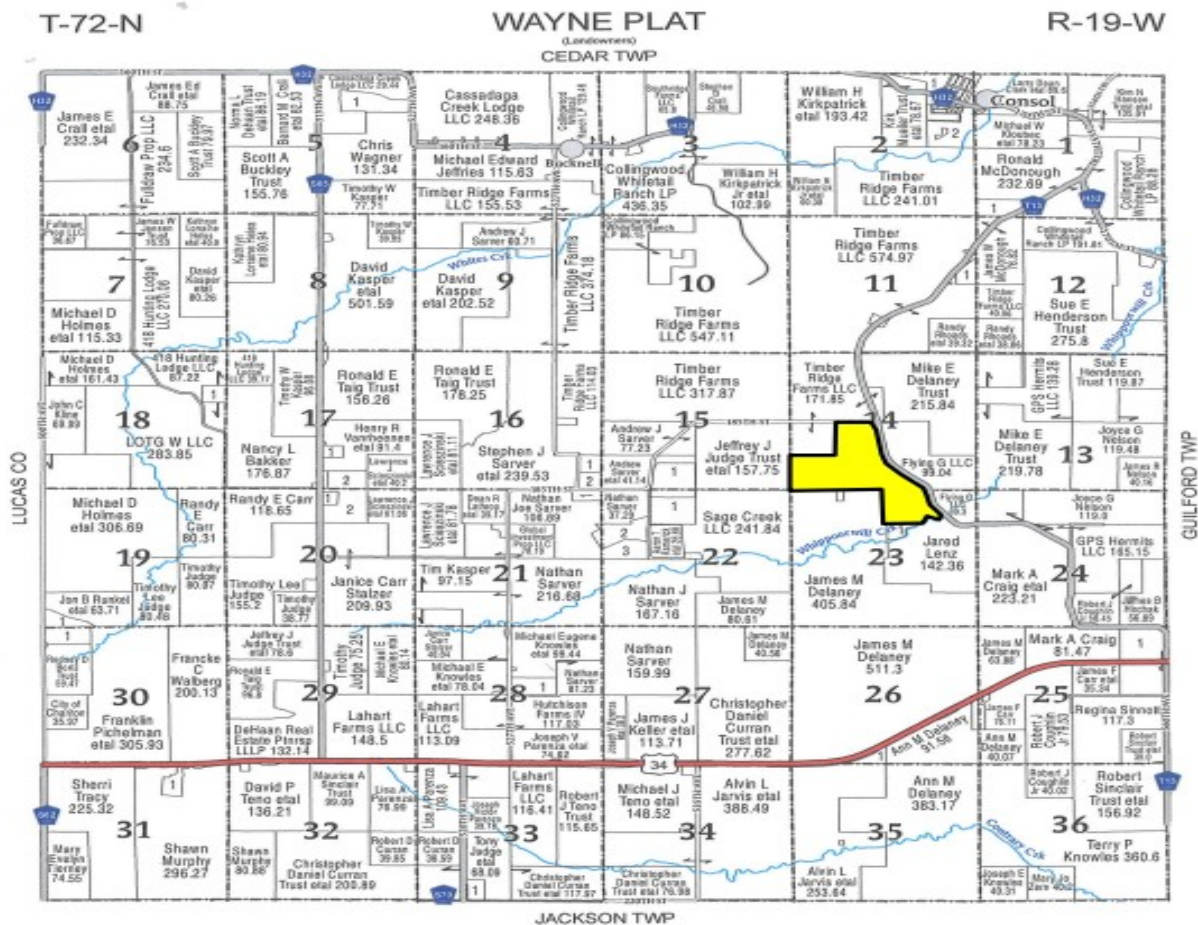
PROPERTY DESCRIPTION

Premier northwest Monroe County, Iowa hunting property with habitat improvements, diverse cover and beautiful timber stretched across rolling terrain in one of the best Trophy Whitetail producing neighborhoods in the Midwest. Farms in this area rarely come available and this 186+/- Iowa Hunting Property features great access from the west and north.

With 10 years of habitat improvements, great income from established Native Warm Season Grass (NWSG) CRP and the natural landscape which is conducive to hunting any wind with high success. Location and neighborhood set this farm up; the neighbor to the north and west have over 2000 contiguous acres and the south surveyed border is the creek. The habitat improvements will put the new owner years ahead. Over 40 established, currently producing Apple trees of 4 varieties and 10 Dunstan chestnut provide a rare food source for this area. The timber acres are a mix of Oaks, Hickory, Walnut and other mature hardwood species which have been managed with Edge Feathering and TSI.

Thick stands of switchgrass and the newly planted NWSG CRP round out the bedding cover. 3 new CRP contracts on 65+/- acres with an annual payment of \$15,724 until 2032. There are 3 ponds across the property and rural water and electric on-site. Great neigh-

PLAT MAP



PROPERTY IMAGES





Hawkeye Farm Mgmt & Real Estate

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or

to set up a time to see this property contact
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