



**Hawkeye
Farm Mgmt &
Real Estate**

Hunting & Recreational Property

*Monroe County, Iowa
520th Avenue, Melrose, IA 52569*

*\$927,200
152 +/- Acres*



PROPERTY DESCRIPTION

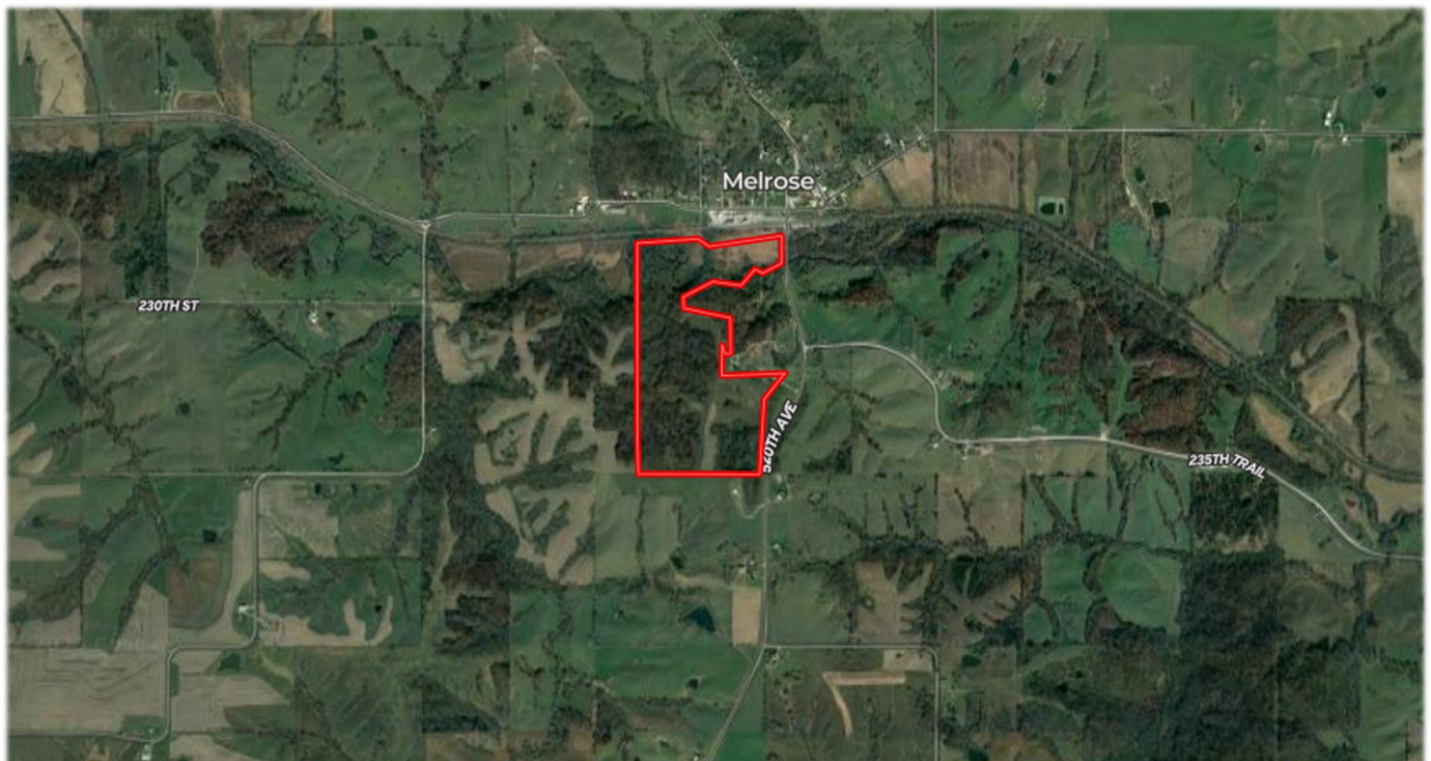
Iowa Trophy Hunting and Recreational Property located just outside of Melrose, Iowa, less than 5 miles from Rathbun Lake. This 152-acre Monroe County, Iowa property offers remarkable hunting opportunities, year-round recreation, food plots, building potential, solid CRP income and high value white oak and walnut timber.

The rugged terrain and heavy cover across the rolling topography makes for incredible wildlife habitat. Additionally, the established clover and corn food plots provide food sources, and the CRP provides additional bedding within the Native Warm Season Grass. The current income for the farm is made up of 4 separate CRP contracts generating \$11,008 annually. In addition to the CRP payment, added income may be realized by harvesting the mature timber on this property; a recent estimate in 2022 put the value to the landowner at over \$40,000.

As vacation destination this property has building sites with access to utility's, year-round recreation with beautiful views and income. The current owner has carefully managed this property for over 15 years with the main objective of growing a healthy whitetail herd and top-end trophy whitetails.

He will continue to own and manage the adjacent 240 acres to the west and will retain a low impact 30-foot access along the south border for ingress/ egress but will discuss his needs with perspective buyers to assure it won't disrupt their use. Annual Taxes are estimated at \$1,865.

AERIAL MAP



PROPERTY IMAGES



Hawkeye
Farm Mgmt &
Real Estate





Hawkeye Farm Mgmt & Real Estate

1010 South Clinton, Albia, IA 52531

Phone: 641-932-7796

Email: hawkeye@uciowa.com

On the web: www.uciowa.com

"Serving Southern Iowa & Northern Missouri"

For more maps, disclosures, and images
please visit www.UClowa.com

or

to set up a time to see this property contact
United Country Land Specialist Steve Hanson.

Steve Hanson

Realtor ®

Cell (641) 799-2449

Email IowaSCH@Gmail.com

Licensed in Iowa



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

