



**Hawkeye
Farm Mgmt &
Real Estate**



Investment Property with CRP, Recreation & Hunting
505th Avenue, Lovilia, IA 50138
130 +/- Acres
\$715,000

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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.

PROPERTY DESCRIPTION



Iowa Investment Property with Income Producing Ag Land, CRP Land and Exceptional Recreational and Hunting Use.

This **Monroe County, Iowa 130 +/-** acre combination farm is located near the borders of Lucas and Marion Counties offering a combination of productive ag land currently seeded to alfalfa/hay, native grass CRP with timbered fingers & draws bisecting the farm.

This property offers excellent investment potential with **40 +/- acres in CRP with an estimated annual payment of \$8,330 on 2 contracts expiring in 2025 and 2034.** Additional income comes from **43 +/- open crop acres carrying a 52.8 CSR2**, a majority being gently rolling alfalfa which could easily be converted to row crop production if desired. With the CRP and alfalfa acres, total estimated farm income could be in the \$16,000-\$17,500 range not including the potential for a hunting lease.

This property lays in an area that produces **true world-class hunting opportunities** and is set up with solid access to multiple natural funnels across the farm. Timbered draws break up the farm perfectly and offer several smaller fields along with larger fields, all of which create major travel corridors and offer edge habitat for hunting multiple winds all season long. There are **multiple locations to convert to food plots**, which would put this farm over the top. With a large section of Stephens State Forest to the south, the private and secluded location of this farm, in the middle of a large section of contiguous acres makes for a stout population of whitetail, turkey, and small game. Iowa combination farms that offer both a solid return from **sustainable income** and **true long-term trophy hunting potential** are hard to find and this one offers all that and much more.

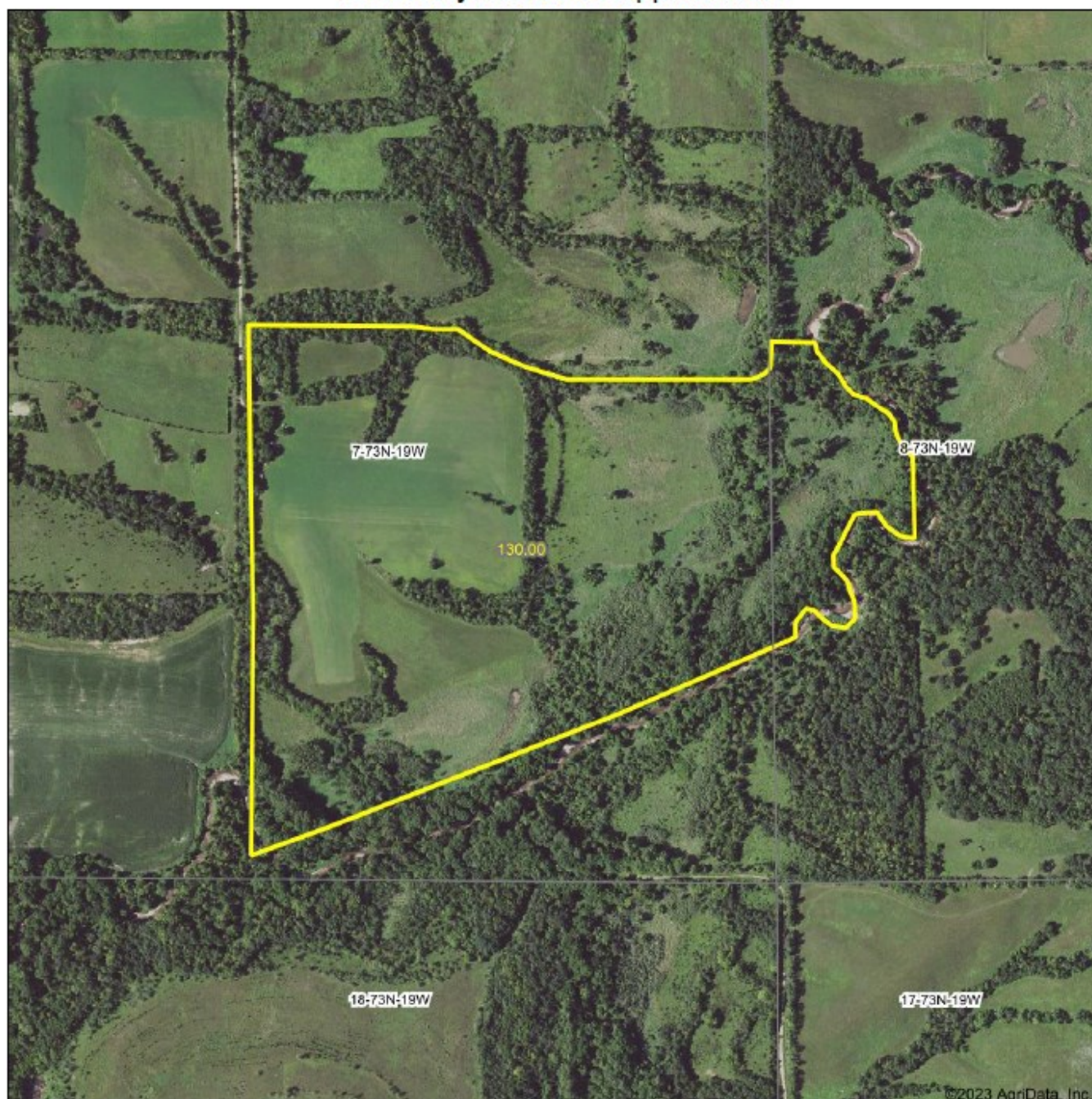
KEY FEATURES

- **\$2,170 Estimated Annual Tax on 130 Tax Acres**
- **Predominate Soils: Lawson-Quiver-Nodaway, Pershing, Douds, and Vesser**
- **123 +/- Open Acres with a 63.5 CSR2**
 - * **43 +/- Open Alfalfa/Hay (52.8 CSR2)**
 - * **40 +/- CRP Acres Earning \$8,330 Annually (Estimated)**
 - * **CRP Contracts Expire 9/30/2025 and 9/30/2024**
- **Located approx. 10 miles West of Lovilia and approx. 20 miles Northwest of Albia**
- **Rolling terrain with ridges and bottomland of alfalfa, hay, CRP, and timber draws.**
- **Borders State of Iowa Owned Public Hunting Land**

AERIAL MAP



Aerial Map
Boundary Lines Are Approximate



Hawkeye Farm Mgmt & Real Estate



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Boundary Center: 41° 8' 9.52, -93° 5' 1.11

0ft 764ft 1527ft

7-73N-19W
Monroe County
Iowa



Maps Provided By:
The logo for Surety, featuring a blue globe icon.
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8/11/2023

PLAT MAP



T-73-N

CEDAR PLAT

R-19-W

(Landowners)

MARION CO

