



**Hawkeye  
Real Estate**

## **Decatur County Hunting & Investment Land For Sale**

194th Avenue, Decatur City, IA 50067

**Price:** \$1,372,950

**Acres:** 243 +/-

**Price/Acre:** \$5,650



## **PROPERTY DETAILS**

- 181.16 CRP Acres Generating \$25,749 Annually Through 2031
- 15 + Acres of Clover Firebreaks
- 2 Grizzly Blinds Located on Strategic Food Plots Plus 2 Additional Bowhunting Plots
- Tall Warm-Season Grasses, 3 Ponds, and Timbered Draws
- Multiple Building Sites Overlooking the Grand River
- Annual Taxes \$3,060

## **CONTACT US**



**Hawkeye  
Real Estate**

(641) 932-7796  
Hawkeye@UCIowa.com  
www.UCIowa.com  
1010 S Clinton, Albia, IA 52531



**STEVE HANSON**  
**Realtor ®**

(641) 799-2449  
IowaSCH@Gmail.com

Ryan Ammons, Broker, Licensed in Iowa. Alan Ammons, Broker Associate, 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.

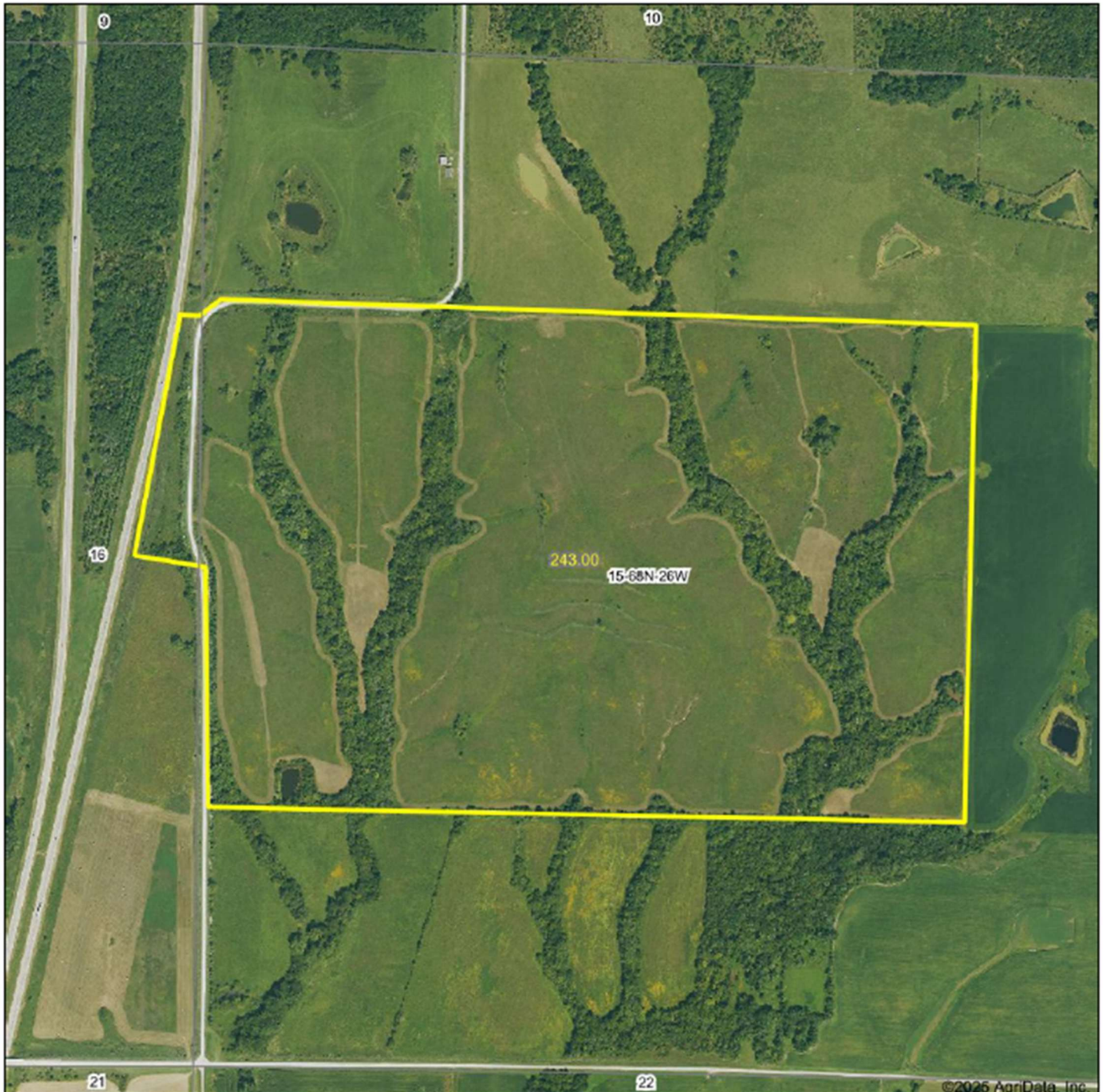


# PROPERTY MAP



**Hawkeye  
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**Aerial Map**  
Boundary Lines Are Approximate



**Hawkeye Farm Mgmt & Real Estate**



22 N Main, Abia IL Phone: 641-932-7796  
Email: hawkeye@ucd.com  
On the web: www.uci.com  
www.hawkeyefarm.com

Boundary Center: 40° 41' 19.44, -93° 50' 13.77

0ft 806ft 1612ft

**15-68N-26W**  
**Decatur County**  
**Iowa**



Maps Provided By:



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