



**Hawkeye
Real Estate**

BUILDING SITE NEAR CITY LIMITS

13.2 +/- Acres - Open Ground - Timber



HIGHWAY 34 & 206TH STREET, ALBIA, IA 52531

\$158,000

SUBJECT TO SURVEY TO DETERMINE EXACT ACRES

ALLYSON RYAN-HABERMAN
REALTOR®

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The LAND

Discover the opportunity to own approximately 13 scenic acres (subject to survey) just minutes from Albia, Iowa! This property offers the perfect balance of peaceful rural living and convenient access to town. Featuring a mix of open land and mature timber, it's ideal for recreation, building your dream home, or simply enjoying the outdoors. With its versatile layout and manageable size, this tract provides endless possibilities—whether you're searching for a home site, a weekend getaway, or a long-term investment in beautiful southern Iowa land. Driveway access off 206th Place is subject to county approval. Subject to survey.

Key Features

- 13.2 +/- Acres Subject to Survey to Determine Exact Acres
- \$220 Estimated Annual Tax
- Mature Timber
- Whitetail Deer & Turkey

To schedule your tour, call

(641) 799-3031

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