



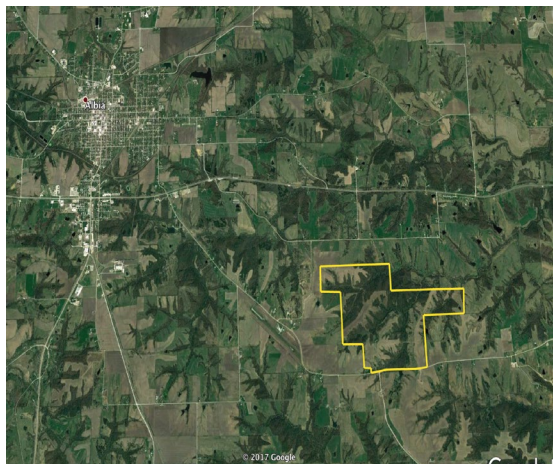
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MONROE COUNTY IOWA 660 ACRES

Asking Price **\$2,075,000**
or \$3,144/Acre

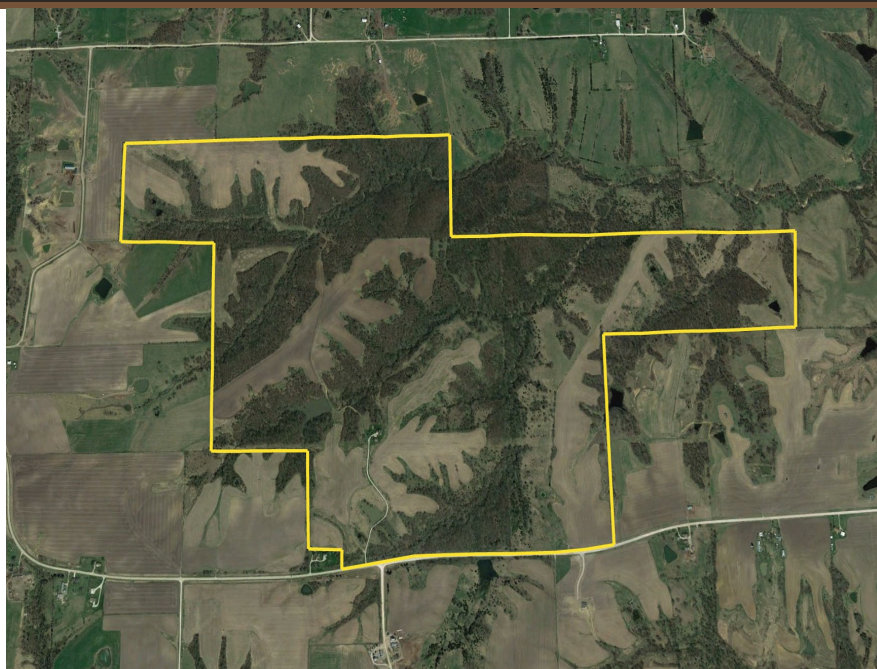
Farm Details

This beautiful 660 +/- acre whitetail manager's dream is located in Monroe County, Iowa, just 4.5 miles Southeast of Albia, Iowa. The property boasts 247 acres of cropland, comprised of 145 acres currently being cash rented and 102 acres CRP, providing a healthy return each year. The remaining 413 acres consists of great bedding habitat, hardwood ridges, ponds, road system, and multiple secluded fields to hold deer. This farm has everything you need to manage a strong Southern Iowa deer herd in sought after Monroe County.



Farm Directions:

From the HWY 34 and HWY 5 Intersection in Albia IA, go East on HWY 34, 1 mile and turn right on 201st Street. Follow that for 3.5 miles and you will come to the farm entrance on the North side of the road.



Farm Highlights

- 247 +/- cropland acres
- \$25,000 cash rent income
- \$8,143 CRP income
- 102 acres in CRP buffer
- 145 acres cash rented
- Multiple secluded fields
- Killer food plot locations
- 3 Bedroom, 2 Bathroom Lodge and separate guest lodge.
- High deer density
- Great mix of habitat

Land Agent: Nick Skinner

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