



**Hawkeye  
Farm Mgmt &  
Real Estate**

## ***Southern Iowa Acreage w/ Home***

*6001 145th Trail, Albia, IA 52531  
Monroe County, Iowa*

*\$395,000*

*31 +/- Acres*

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# PROPERTY FEATURES



**Hawkeye  
Farm Mgmt &  
Real Estate**

## **31 Acres of Hunting & Recreational Land**

Ideal for experiencing all Southern Iowa has to offer

## **Great Location**

Only 2 miles from Highway 5 and located between Albia & Lovilla

## **5 Bedroom, 3 Bathroom Home**

Recent modern updates paired with a spacious layout to maximize comfort and functionality

## **Primary Suite**

Featuring a large walk-in closet and private bath

## **Exceptional Habitat**

Located in an area known for whitetail deer & turkey hunting

## **Diverse Landscape**

Combination of timber, open fields, and a pond

## **Annual Taxes \$2,576**





# PROPERTY MAP



**Hawkeye  
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## Aerial Map Boundary Lines Are Approximate



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**Hawkeye Farm Mgmt & Real Estate**



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Boundary Center: 41° 5' 13.97, -92° 54' 19.38

0ft 268ft 536ft

**35-73N-18W  
Monroe County  
Iowa**



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# PROPERTY IMAGES



**Hawkeye  
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## Hawkeye Farm Mgmt & Real Estate

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"Serving Southern Iowa & Northern Missouri"

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For more maps, disclosures, and images  
please visit [www.UClowa.com](http://www.UClowa.com)

or

to set up a time to see this property contact  
Ryan Ammons or Nate Ammons!

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*Ryan Ammons*

Broker

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Realtor ®

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or guaranteed by the owner, listing firm, or listing agent.

