

Monroe Co., Iowa 130 Acres of Land For Sale
00000 593rd Ave
Albia, IA 52531

\$825,000
130± Acres
Monroe County



Monroe Co., Iowa 130 Acres of Land For Sale

Albia, IA / Monroe County

SUMMARY

Address

00000 593rd Ave

City, State Zip

Albia, IA 52531

County

Monroe County

Type

Recreational Land, Hunting Land, Timberland

Latitude / Longitude

40.959951 / -92.912689

Acreage

130

Price

\$825,000

Property Website

<https://landguys.com/property/monroe-co-iowa-130-acres-of-land-for-sale-monroe-iowa/81262/>



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PROPERTY DESCRIPTION

If you're looking for a serious hunting property in southern Iowa, this 130-acre piece in Monroe County is one you're gonna want to hear about.

It's been owned and managed by some of the most respected hunters in the game, and it shows. Over 10 acres of tillable ground are already planted in food plots for 2024, and the trail cam history is packed with mature bucks.

The genetics here are strong, and the property is a solid mix, mature hardwoods and rolling terrain that gives you convenient, low-impact access to just about every corner. The road frontage is screened with cedar and switchgrass, giving you all the privacy you could ask for.

There's even a beautiful potential cabin site with killer views and utilities are right at the road. This property is located in the Albia School District, less than 10 minutes from town, and just a short drive to Centerville and even Unionville, Missouri.

If you're after a property that's ready to hunt, has a history of big deer, and is already dialed in this one checks the boxes.

Reach out today to schedule a private showing!

INCOME

CRP: 10.45 Acres

INCOME: \$1,608.00 Annually until 9-30-2034

KEY FEATURES

- 130 acres of prime hunting ground in Monroe County, Iowa.
- 10.45 acres of CRP paying \$1,608.00 Annually until 9-30-2034
- Managed by some of the most respected hunters in the game.
- 10+ acres already planted in 2024 food plots.
- Proven trail cam history loaded with mature bucks.
- Strong genetics, mature hardwoods, and rolling terrain.
- Screened road frontage with cedar and switchgrass for max privacy.
- Killer cabin site with utilities at the road and scenic views.
- Minutes from town and in the sought-after Albia School District.

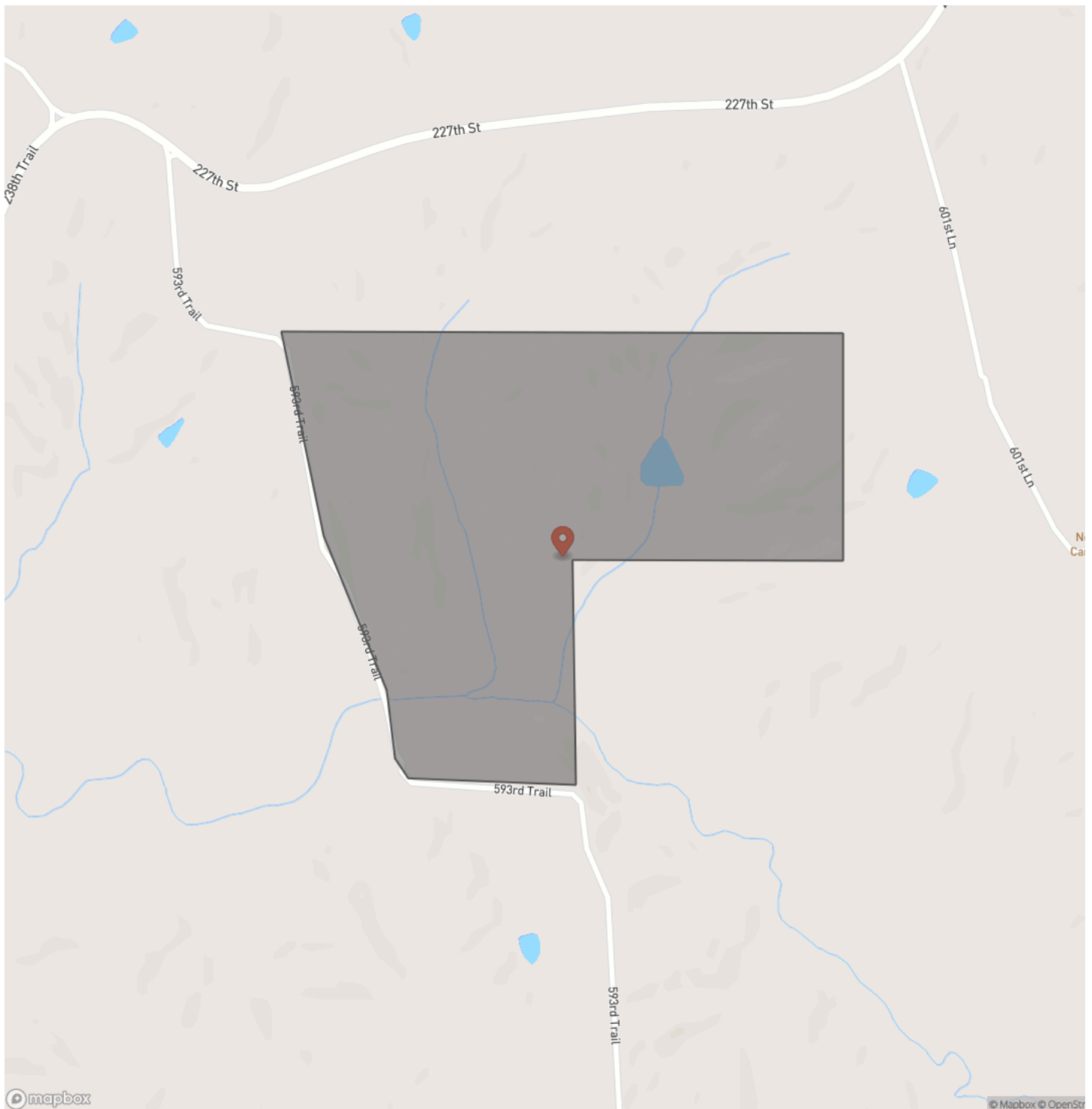
MORE INFO ONLINE:

www.landguys.com

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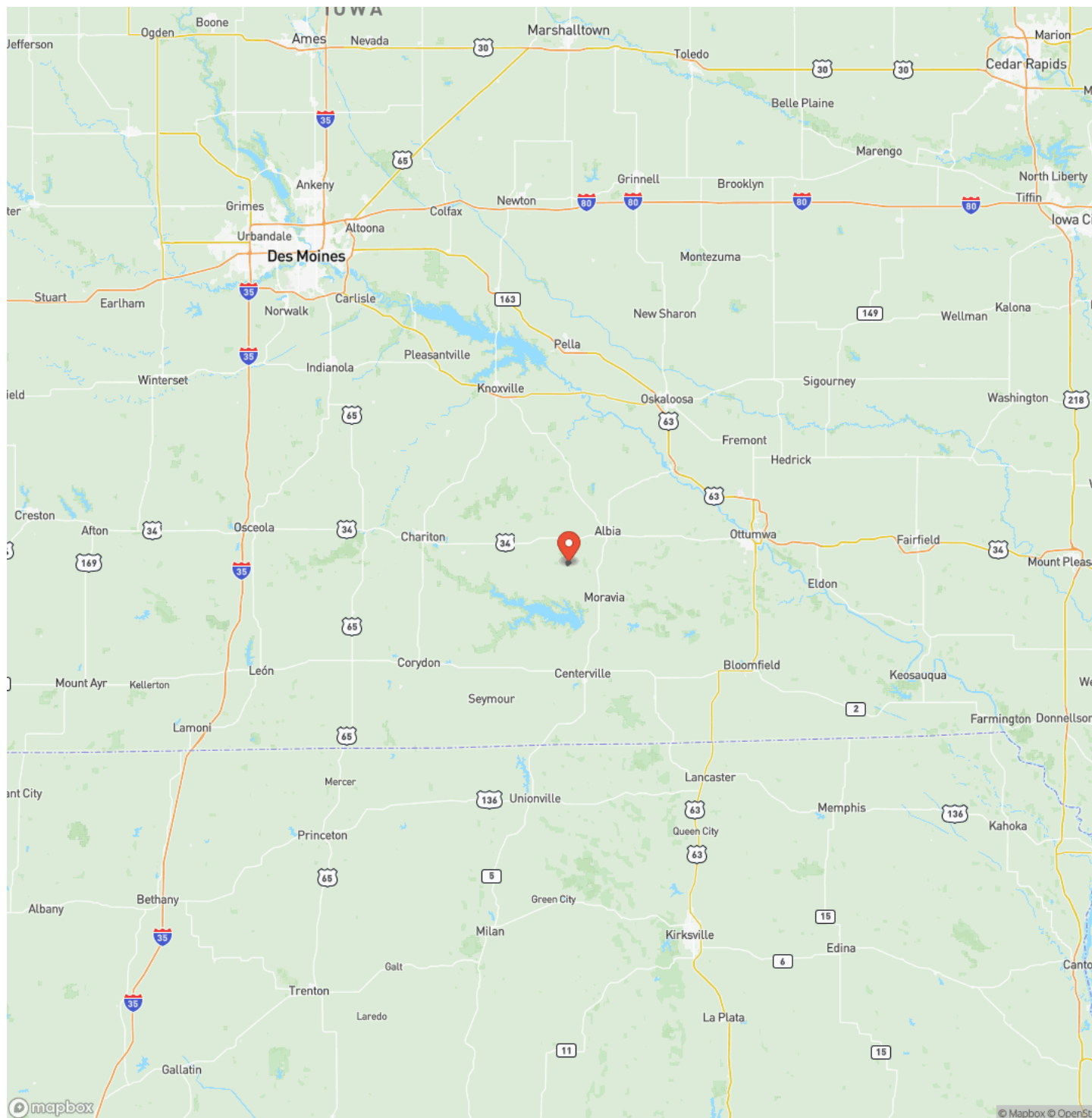


Locator Map



Monroe Co., Iowa 130 Acres of Land For Sale

Locator Map



MORE INFO ONLINE:

www.landguys.com

Satellite Map



MORE INFO ONLINE:

www.landguys.com

Monroe Co., Iowa 130 Acres of Land For Sale

LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

City / State / Zip

NOTES

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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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