

# MONROE COUNTY, IOWA

HUNTING FARM AVAILABLE ■ LISTING #14401

**133 ACRES**  
M/L

**\$3,250/ACRE OR**  
**\$432,250**

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## DESCRIPTION

Tremendous opportunity to own an excellent hunting farm with good income in Monroe County, Iowa. This 133 m/l acre farm features 41.65 acres of CRP, 24 acres of hay ground, multiple food plots, stocked 1 acre pond, steel utility building, RV hookup site, and cabin with electric and water. The CRP pays \$190.57/acre for a total of \$7937/year till 2027. Total income on the farm will be around \$10,000-\$11,000 per year depending on income received from the 50/50 hay crop share lease. The sellers have done many projects to improve this farm including improving the 5 access driveways, building and stocking the deep 1 acre pond, establishing food plots and deer stands locations, and improving the hardwood timber quality by doing 28.3 acres of timber stand improvement work. This is a premium move-in-shape deer and turkey hunting farm with foodplots and deer stands setup in strategic locations. This farm is located in a top-notch hunting neighborhood surrounded by 1000's of acres of managed hunting land.

## DIRECTIONS

From Albia, Iowa head west on Highway 34 for 9.25 miles, head north on trail 555 for 2 miles. Farm will be on the east side of the road.



## IMPROVEMENTS

41.65 ac. of CRP paying \$190.57/ac. for a total payment of \$7,937/yr till 9/30/2027  
24.74 of tillable/hay acres with average CSR2 of 69.9

