

# BOLEY

## REAL ESTATE

Albia- 641-932-1234  
boleyrealestate.com

## 22 m/l Acres in Monroe County

Address: Albia, Iowa



**Tyler Boley**

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**Price:** \$100,000

**Acres:** 22

**Gross Taxes:** \$172

**County:** Monroe

**Hunting Property**

Newly listed, this 22 m/l acre property in Monroe County offers a great amount of recreation in a smaller, more affordable package. This heavily wooded tract of land for sale is located just north of Albia approximately 5 miles and only about 2.5 miles from the Lake Miami Boat Ramp. There are hundreds of public hunting acres near and around Lake Miami that can also be hunted very conveniently. The level "B" road provides access from 2 directions allowing you to get in on the farm in multiple wind directions. The road also ensures that there is very minimal traffic going by this farm on a normal basis. This property is part of a larger section of thick timber/habitat with open ground/crop fields to the south and east of the farm. Smaller tracts like this don't come around often and this one could be reached in just over an hour from the Des Moines metro.

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