

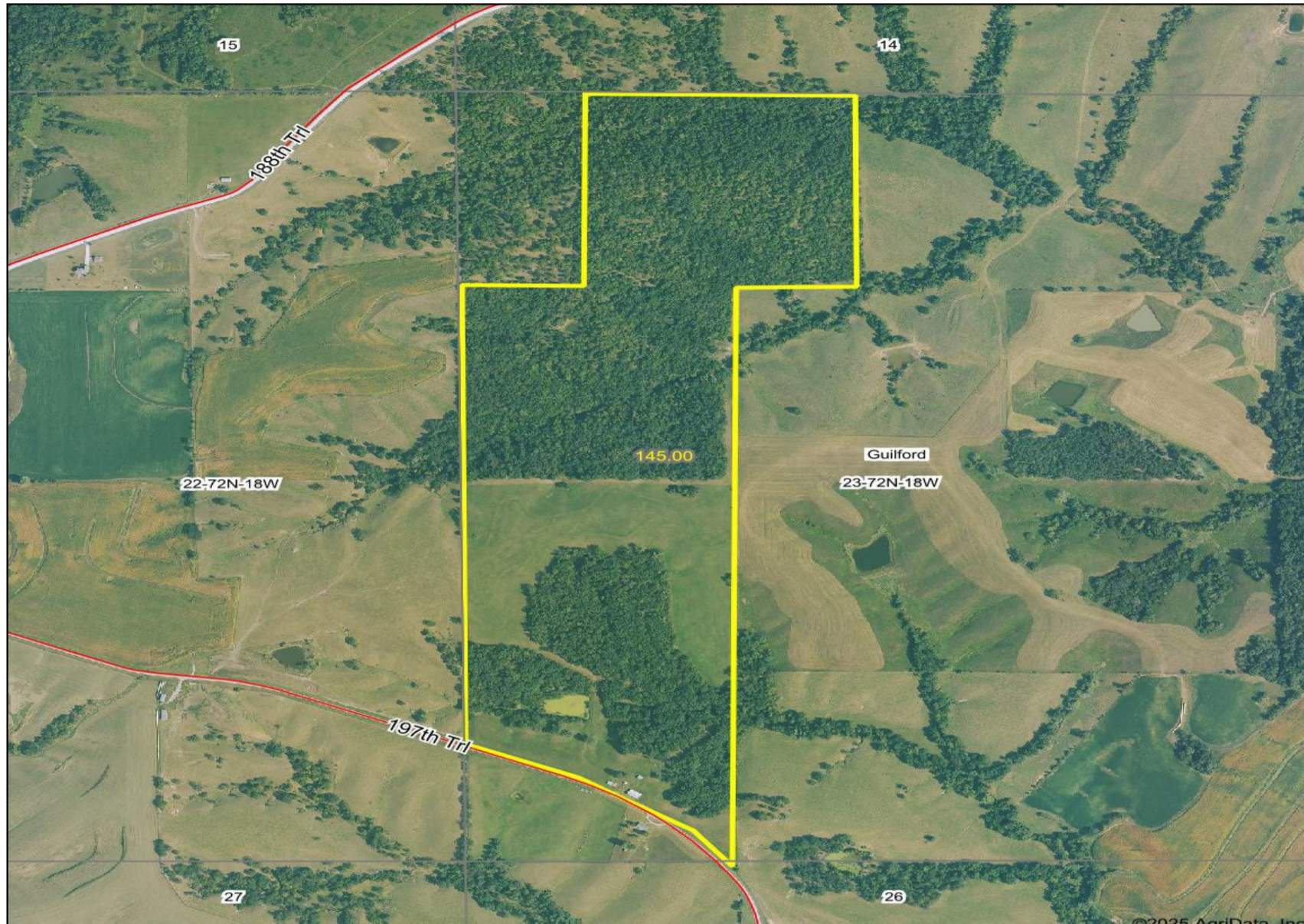
# BOLEY

## REAL ESTATE

Albia- 641-932-1234  
boleyrealestate.com

### 145 +/- Acres For Sale in Monroe County Iowa

Address: 197th Trail, Albia, IA



**Tyler Boley**

(641) 799-7837(cell)  
tyler@boleyrealestate.com

**Price:** \$761,250

**Acres:** 145

**Tillable Acres:** 27.47

**Gross Taxes:** \$1,430

**School:** Albia School District

**County:** Monroe

**Farm and Ag**

**Hunting Property**

#### 145 Acres of Prime Recreational & Pasture Land – Monroe County, Iowa

Discover a rare opportunity to own **145 acres (more or less)** of diverse land in Monroe County, Iowa! This exceptional property offers the perfect blend of **recreational paradise and productive pasture**, making it ideal for hunters, outdoor enthusiasts, and livestock owners alike.

With **expansive timbered acres**, this land is a haven for **whitetail deer, turkeys, and other wildlife**, providing excellent hunting and outdoor adventure potential. Two **scenic ponds** add to the beauty and functionality of the property, perfect for livestock or quiet evenings by the water.

The front portion features a **modest pole barn and well-maintained fencing**, making it ready for livestock or equipment storage. Located on a **hard surface road**, this property boasts convenient access while still offering the seclusion and tranquility of rural Iowa.

**Recreational land in Monroe County is hard to come by—don't miss your chance to own this incredible piece of ground!** Contact us today for more details.

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