

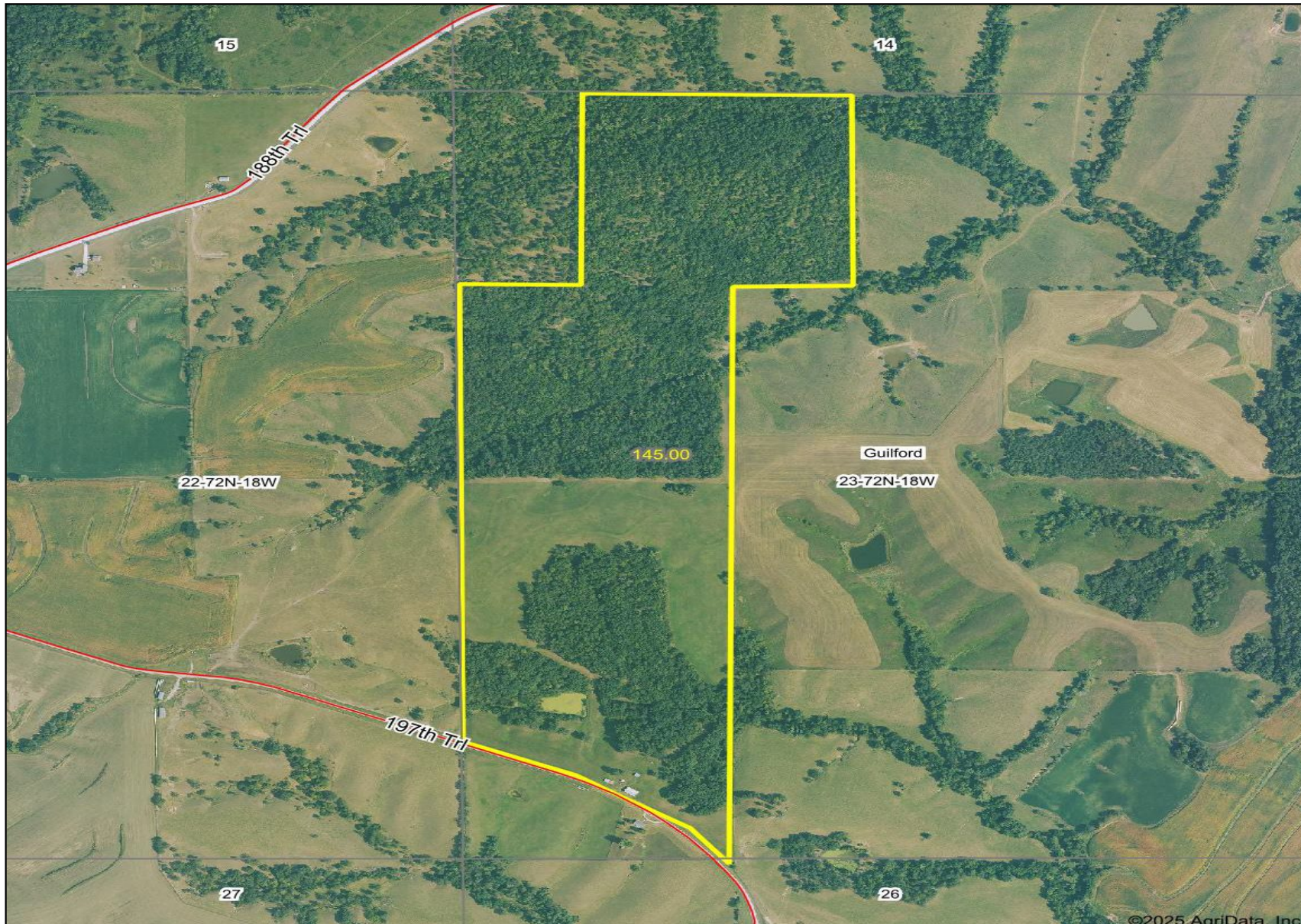
BOLEY

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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