



**Tyler Boley**

(641) 799-7837(cell)

[tyler@boleyrealestate.com](mailto:tyler@boleyrealestate.com)

**Price:** \$237,600

**Acres:** 33

**Gross Taxes:** \$236

**School:** Albia School District

**County:** Monroe

**Farm and Ag**

**Hunting Property**

Approximately 33± acres of hard-to-find recreational ground located just 1 mile outside Albia on a hard-surface road. This rare opportunity offers a mix of pasture and prime building potential, with numerous possibilities for your home, cabin, or getaway retreat. The property includes a shed (may need some attention), solid fencing, and good grass. An excellent location with all the Iowa wildlife you could ask for—perfect for outdoor enthusiasts, hobby farmers, or anyone looking for peaceful acreage close to town.

# 33 +/- Acres in Monroe County, Iowa

Albia- 641-932-1234  
boleyrealestate.com

