

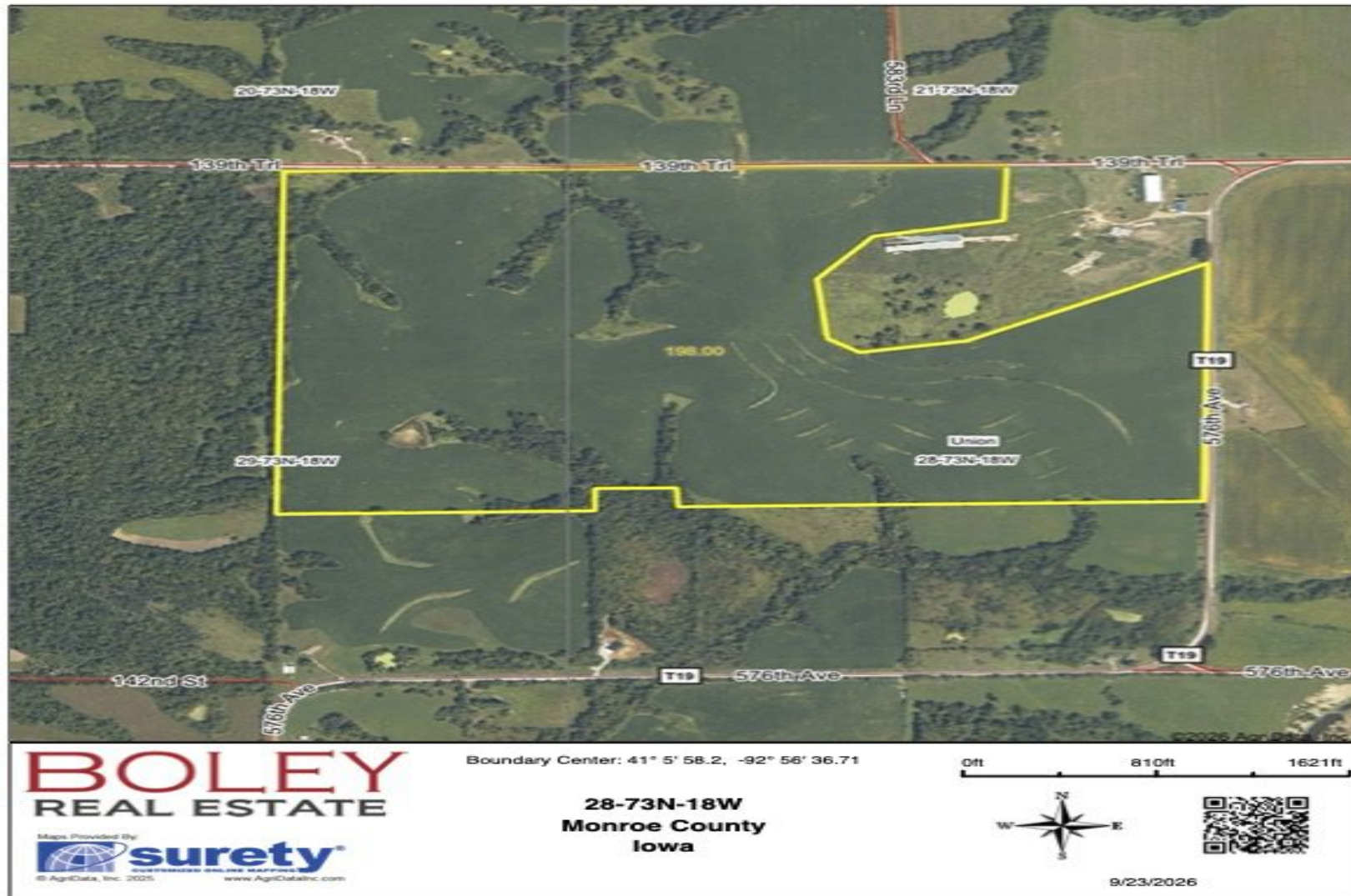
BOLEY REAL ESTATE

Albia- 641-932-1234
boleyrealestate.com

198 +/- Acres in Monroe Co. Iowa

Address: 139th Tr and 576th Ave , Lovilia, IA

Aerial Map



Tyler Boley

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Price: \$1,237,500

Acres: 198

Tillable Acres: 177

Gross Taxes: \$2,578

School: Albia School District

County: Monroe

Farm and Ag

198 +/- Acres | Monroe County, Iowa

Opportunities like this don't come along often! This impressive 198 +/- acre tract in Monroe County offers approximately 177 FSA-indicated tillable acres, making it a productive farm with an excellent ratio of tillable ground to total acreage. The farm is currently rented for \$38,000 annually, providing immediate income potential for a new owner. The 2027 crop year is open, giving the next owner the opportunity to farm the ground themselves or make arrangements with a tenant of their choice. The current tenant would also be willing to continue farming the property.

Located in a desirable area surrounded by substantial timber, this property offers more than just quality cropland. The combination of productive tillable acres and nearby timber creates an excellent environment for local wildlife, including whitetail deer and turkey, making this an attractive property for both agricultural and recreational interests.

Another great feature is the convenient access from two separate roads, providing flexibility for farming operations and access throughout the property.

With nearly 200 acres and approximately 177 tillable acres, it is uncommon to find a farm with this amount of productive cropland in relation to its total acreage. The location, income-producing potential, access, and surrounding wildlife habitat make this a property worth taking a serious look at.

The seller is highly motivated and ready to consider offers. Buyers are encouraged to take a close look at the property and submit an offer for consideration.

A quality Monroe County farm of this size and with this much tillable acreage is a rare opportunity. Don't miss your chance to own this outstanding piece of Southeast Iowa farmland.

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