



RECREATIONAL LAND FOR SALE

MONROE CO. IA

652ND ST. ALBIA, IA 52531
PRICE \$769,500 - LISTING #18720

Peoples Company is pleased to offer 135 secluded acres m/l in the renowned big-buck region of Monroe County, Iowa. Located just outside Albia, this income-producing recreational farm provides world-class whitetail hunting, a strong turkey population, and excellent upland bird habitat. The area is legendary for producing giant deer—including the neighboring property where the famous 300-inch Tony Lovstuen “Albia Buck” was harvested in 2003.

This farm features mature hardwood timber, native CRP grasses, and Middle Avery Creek. A total of 48.27 acres are enrolled in CP42 Pollinator CRP, generating \$11,723 annually at \$242.88 per acre through September 30, 2027. Additional fields have been intentionally left out of CRP for strategic food plots. Ideal pinch points, mature oak/hickory/walnut timber, and cedar pockets create exceptional deer habitat and thermal cover. Upon CRP

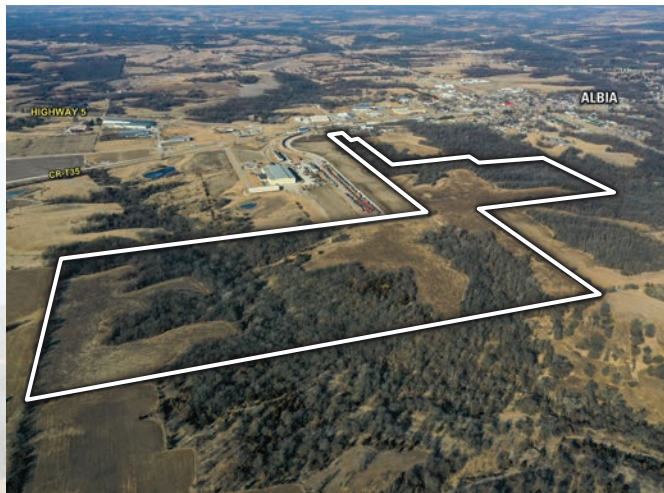
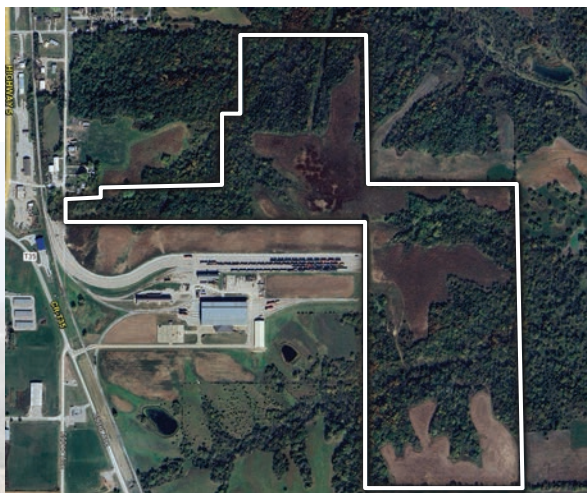
expiration in 2027, a new owner can work with NRCS to enhance habitat or expand food plots as desired.

Conveniently located minutes from Albia, the property offers easy access to local amenities, dining, and lodging, and is just one hour and 10 minutes from the Des Moines Metro. The current owner has also collaborated with NRCS and the local DNR forester on TSI and CSP plans to further improve habitat. Details available upon request.

Opportunities like this are rare. This farm offers trophy-class hunting, income potential, and long-term conservation value in the heart of Iowa’s best deer country. Call today to schedule a private showing. All showings by appointment only; 24-hour notice requested. Additional acres may be available.



DIRECTIONS: From Albia, head south on South Main Street/Highway 5 South for 1.25 miles. Turn left and head east onto 205th Street. In 500 feet, turn right onto 652nd Avenue. The property entrance will be on the left-hand side. Watch for the Peoples Company sign.



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