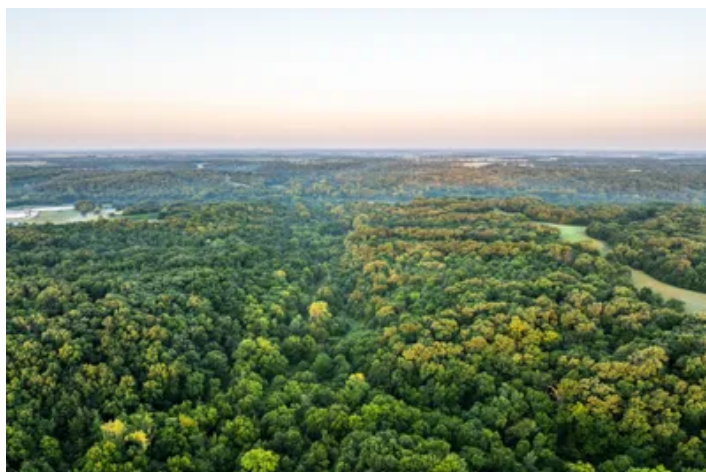


Highway 5 Century Farm
TBD 6225th Ave
Albia, IA 52531

\$615,965
95.46± Acres
Monroe County



Highway 5 Century Farm Albia, IA / Monroe County

SUMMARY

Address

TBD 6225th Ave null

City, State Zip

Albia, IA 52531

County

Monroe County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land,
Timberland, Business Opportunity

Latitude / Longitude

40.951 / -92.8585

Acreage

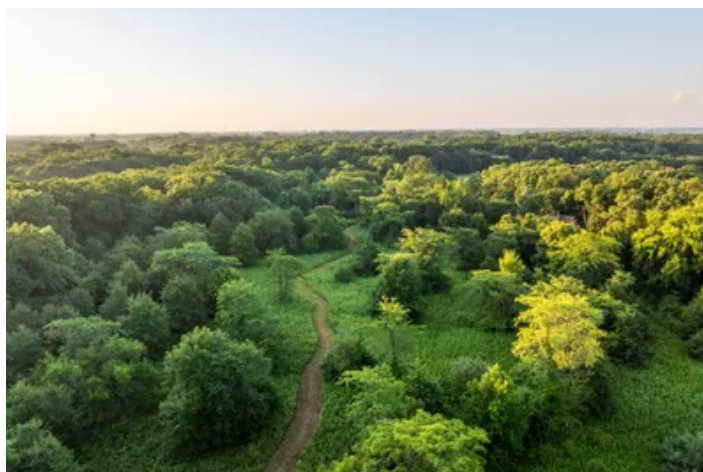
95.46

Price

\$615,965

Property Website

<https://arrowheadlandcompany.com/property/highway-5-century-farm/monroe/iowa/112756/>



Highway 5 Century Farm Albia, IA / Monroe County

PROPERTY DESCRIPTION

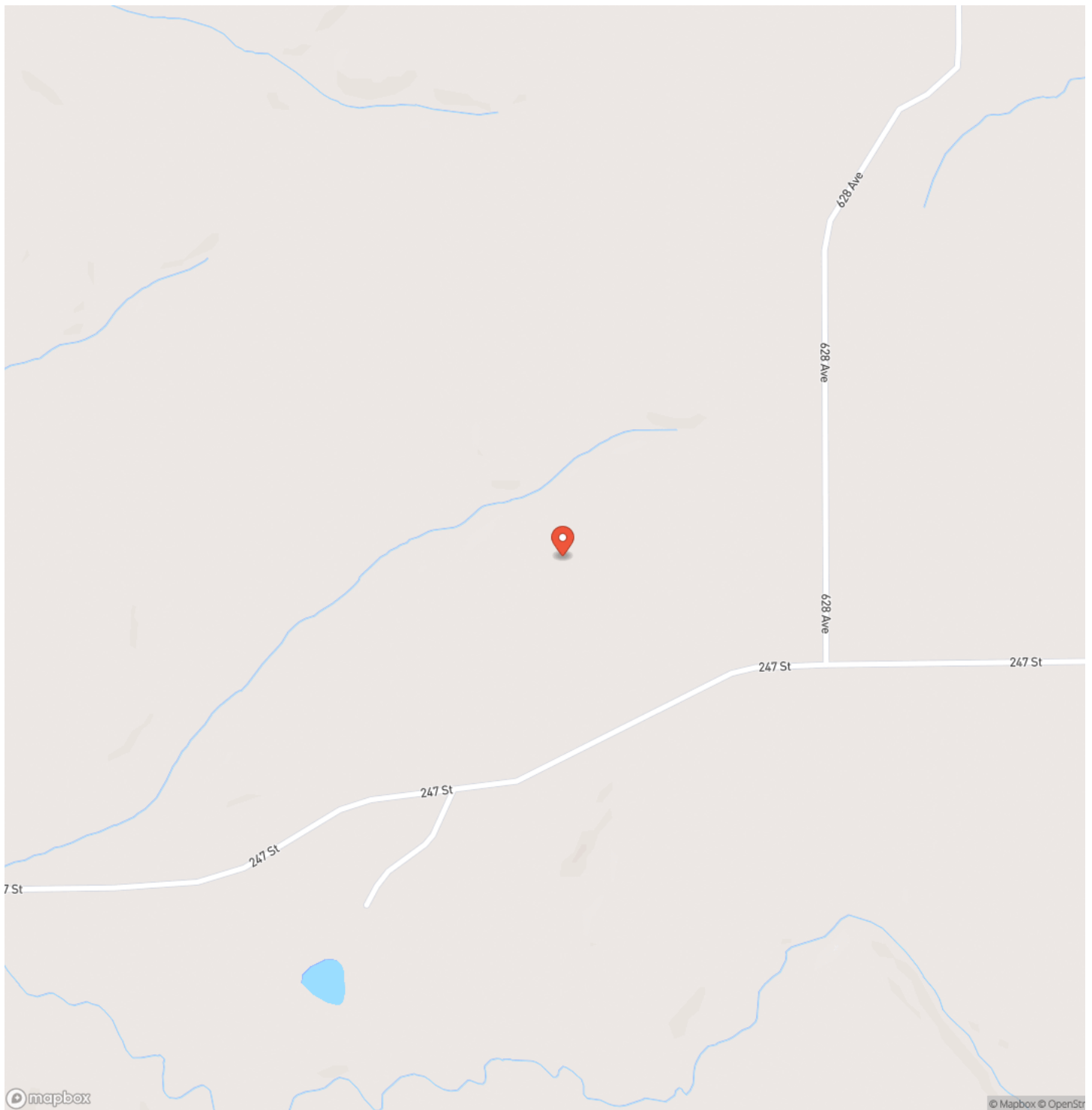
Introducing Highway 5 Century Farm, where you'll be welcomed by the rolling hills of Southern Iowa, towering hardwood ridge tops, and an area recognized for producing some of the finest whitetail hunting in the country. Located just 5+/- miles from where the legendary "Albia Buck" was harvested by Tony Lovstuen, the former world-record whitetail scored an incredible 307 5/8 inches. From the moment you step onto this 95.46 +/- acre Monroe County property, you'll notice just how untouched this farm has remained. Having been in the same family for more than a century, it has served as a true sanctuary for mature whitetails for generations. Mature stands of oak and other hardwoods provide an abundant acorn crop each fall, while dense cedar thickets create exceptional bedding cover. The natural diversity of the habitat allows deer to live, feed, and travel with very little disturbance. Approximately 13+/- acres of productive tillable ground are located on the east side of the property, providing income potential while serving as a natural destination food source. An additional 4+/- acre overgrown meadow offers an outstanding opportunity to strategically place food plots to further enhance the property's hunting potential. The access on this farm is bulletproof with east access coming off of 628th ave and south access coming off of 247th street. This will ensure you are able to hunt your property multiple times without putting any pressure on the deer herd. Beyond its recreational appeal, the property also offers an excellent building opportunity. Located just 1.5+/- miles off Highway 5, you'll enjoy the privacy of a secluded country setting while remaining conveniently located 6+/- miles from Albia and 5+/- miles from Moravia, providing quick access to groceries, schools, and other everyday amenities. Whether you're searching for a hunting property, a place to build your forever home, or a legacy farm to pass down for generations, this farm offers a rare opportunity to own a piece of southern Iowa that has been carefully preserved for over 100 years! Properties with this combination of diverse habitat, exceptional access, and seclusion seldom come to market. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Caleb Noble at (641) 895- 5379.

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

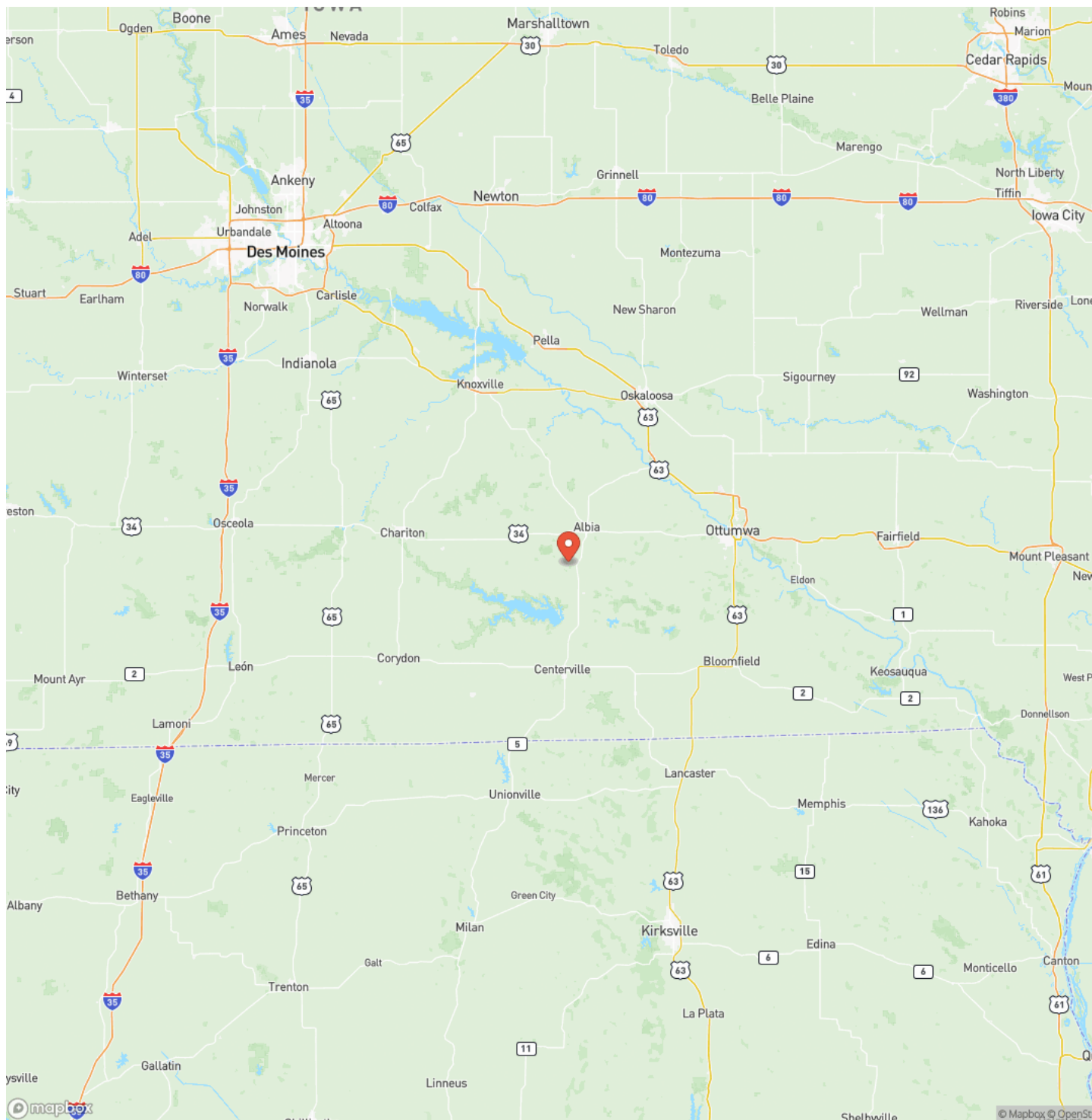
Highway 5 Century Farm
Albia, IA / Monroe County



Locator Map



Locator Map



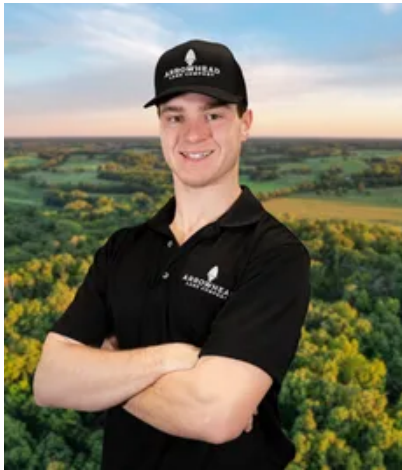
Satellite Map



Highway 5 Century Farm Albia, IA / Monroe County

LISTING REPRESENTATIVE

For more information contact:



Representative

Caleb Noble

Mobile

(641) 895-5379

Email

caleb.noble@arrowheadlandcompany.com

Address

18587 74th St

City / State / Zip

Ottumwa, IA 52501

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://arrowheadlandcompany.com/>

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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